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MISSION HILL ARTIST HOUSING DEVELOPMENT

CDAG Application December 1988

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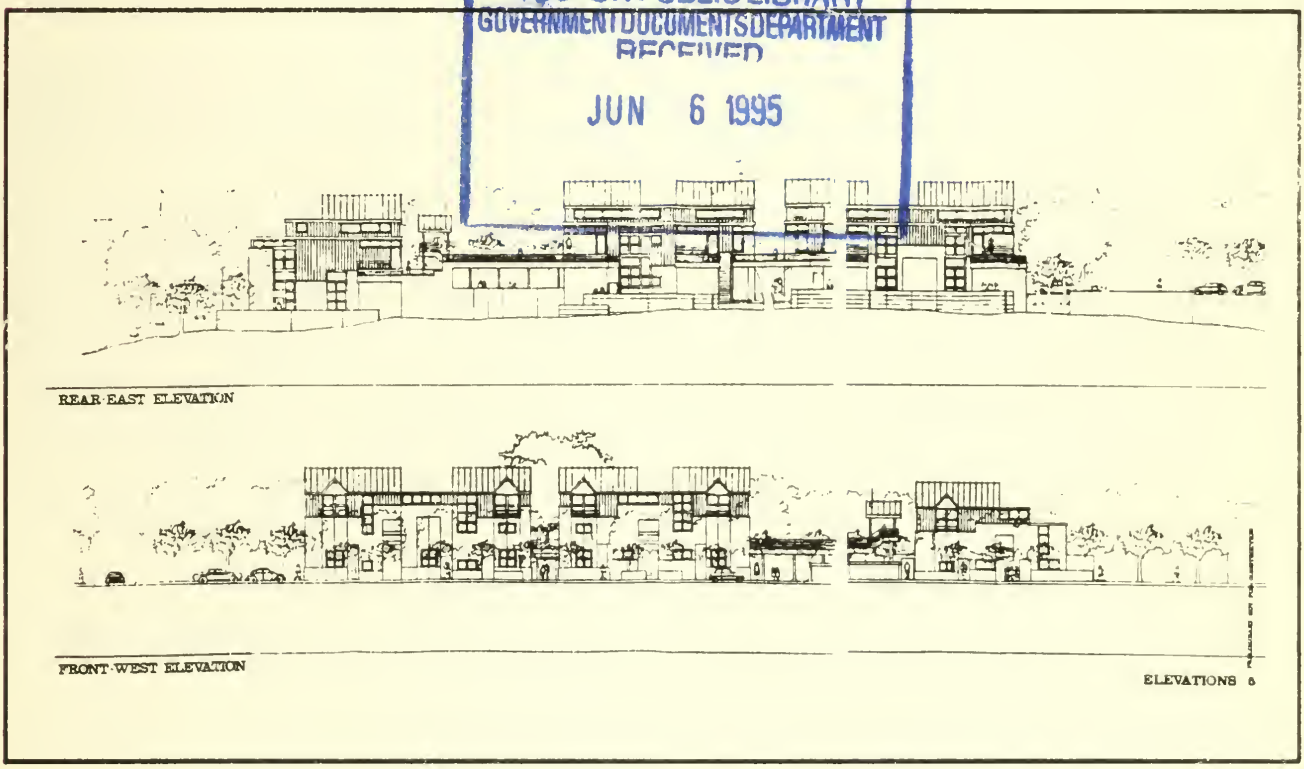

City of Boston – Raymond L. Flynn, Mayor
Public Facilities Department – Lisa G. Chapnick, Director

CITY OF BOSTON · MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

November 14, 1988

Amy S. Anthony
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02022

RE: Community Development Action Grant

Dear Secretary Anthony:

I am pleased to submit for your consideration an application for Community Development Action Grant (CDAG) funds for the Mission Hill Artist Housing (MHAH) development located in Boston's Mission Hill neighborhood.

As you are well aware, there remains a critical need for affordable artist live/work space in Boston. The Mission Hill Artist Housing Corporation (MHAHC) proposes to construct 12 units of artist housing on what is now a vacant and blighted site. This artist housing development is an exciting and innovative project which will serve as a local and national model for the creation of affordable and permanent artists' live/work space on public land in order to perserve and enhance the cultural diversity of a community. In order to preserve affordable live/work space for artists within Boston, 9 of the 12 units will be incorporated into a limited-equity cooperative for artists. The artist co-op members, already selected through an affirmative marketing plan, are the developers of this project.

The City of Boston requests $90,000 in CDAG funds for this development. This CDAG grant will enable the MHAHC to provide much needed affordable live/work space for low and moderate income artists. This development will retain longterm ownership and employment opportunities for Boston's artists who are in jeopardy of economic displacement.

As detailed in the application, the CDAG funds will be used to defray the high costs of site work due to the existence of unsuitable soil and steep slopes which will require extensive and expensive excavation, fill and the construction of retaining walls. The CDAG funds will also be used to create access to on-site parking required by the City's zoning code. The development of affordable artist housing on this site will not be feasible without CDAG funding.

I believe the Mission Hill Artist Housing Corporation has selected a strong development team. Members of this team have impressive track records in artist housing and cooperative developments. Undoubtedly, they have the capability of delivering quality housing that will be an asset to the community.

Thank you in advance for your consideration of this application. If you have any questions concerning this proposal, please contact Wai Ching Kwan, Development Specialist, Public Facilities Department, 720-4300, ext. 293.

Sincerely,

Raymond L. Flynn
Mayor

Enclosures

RAYMOND L. FLYNN, MAYOR

PUBLIC FACILITIES DEPARTMENT

November 14, 1988

The Honorable Raymond L. Flynn
Mayor
Boston City Hall
One City Hall Plaza
Boston, MA 02201

RE: Mission Hill Artist Housing (MHAH) development

Dear Mayor Flynn:

I am pleased to transmit for your approval this Community Development Action Grant (CDAG) application on the behalf of the Mission Hill Artist Housing Corporation (MHAHC) for its Mission Hill Artist Housing development. This artist housing development is an exciting and innovative project which will serve as a local and national model for the creation of affordable and permanent artists' live/work space on public land in order to perserve and enhance the cultural diversity of a community. This project directly addresses the housing & work space needs of low/moderate income artists who are in jeopardy of economic displacement.

The Public Facilities Department has worked closely with the Mission Hill Artist Housing Corporation to plan for the construction of 12 units of artist housing on Parker Street in Mission Hill. In order to preserve affordable live/work space for artists within Boston, 9 of the 12 units will be incorporated into a limited-equity cooperative for artists. The artist co-op members, already selected through an affirmative marketing plan, are the developers of this project.

The total CDAG funding request is $90,000. The funds will be used to defray the high costs of site work due to the existence of unsuitable soil and steep slopes which will require extensive and expensive excavation, fill and the construction of retaining walls. The CDAG funds will also be used to create access to on-site parking required by the City's zoning code. This CDAG funding is necessary in order to make this development feasible.

The new construction of 12 units of artist housing in the Mission Hill neighborhood will allow the City to address several important goals:

* It will bring into productive re-use an underutilized and blighted site in the Mission Hill area.

* It will provide much needed affordable live/work space for low and moderate income artists.

* It will retain longterm ownership and employment opportunities for Boston's artists who are in jeopardy of economic displacement.

LISA G. CHAPNICK, DIRECTOR—15 BEACON STREET, BOSTON, MASSACHUSETTS 02108 (617) 720-4300

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http://www.archive.org/details/missionhillartis00bost

* It will provide approximately 30 construction jobs, of which 50 percent must be held by City residents, 25 percent by minorities and 10 percent by women.

* It will bring in 12 new households, increase street surveillance and activity which will improve the safety of residents on Parker Street, and reinforce the economic revitalization of the Mission Hill neighborhood.

Therefore, I urge you to approve and submit the attached CDAG application which is necessary to make the Mission Hill Artist Housing development possible.

Sincerely,

Lisa G. Chapnick
Director

APPLICATION
FOR THE
COMMUNITY DEVELOPMENT ACTION GRANT PROGRAM
EXECUTIVE OFFICE OF COMMUNITIES AND DEVELOPMENT

##########

MISSION HILL ARTIST HOUSING DEVELOPMENT
MISSION HILL ARTIST HOUSING CORPORATION
DECEMBER 1988

##########

CITY OF BOSTON
RAYMOND L. FLYNN, MAYOR
PUBLIC FACILITIES DEPARTMENT
LISA G. CHAPNICK, DIRECTOR

MISSION HILL ARTIST HOUSING DEVELOPMENT
BY
MISSION HILL ARTIST HOUSING CORPORATION

APPLICATION FOR THE
COMMUNITY DEVELOPMENT ACTION GRANT PROGRAM
DECEMBER 1988

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MASSACHUSETTS COMMUNITY DEVELOPMENT ACTION GRANT
APPLICATION COVER SHEET

APPLICANT

COMMUNITY: City of Boston

ADDRESS: One City Hall Plaza

Boston, MA 02201

CONTACT PERSON: (Name) Wai Ching Kwan

(Title) Development Specialist (Area Code/Phone)(617) 720-4300, ext. 293

ADDRESS: Public Facilities Department, 15 Beacon Street, 9th Floor,

Boston, Massachusetts 02108

PROJECT DESCRIPTION

CDAG AMOUNT REQUESTED: $ 90,000

USE OF CDAG DOLLARS: The CDAG funds will be used for site improvements: Excavation and backfill, parking and site retaining walls, formwork and concrete curbcuts, and sidewalks within the development.

AMOUNT OF DIRECT PRIVATE INVESTMENT: $ 1,112,567

DESCRIPTION OF PRIVATE INVESTMENT: Artists' Equity: $70,000; Conventional Construction Loan: $1,042,567

AUTHORIZATION/CERTIFICATION

I hereby certify that to the best of my knowledge, the proposed project described herein could not proceed without CDAG funding, and that the CDAG grant requested is the minimum amount required to make the project feasible.

Raymond L. Flynn

Signature of Chief Elected Official

Raymond L. Flynn
Typed Name

Mayor, City of Boston
Title

Note: Original Signature Only
Copy not acceptable

B
C
D

CDAG PUBLIC HEARING DOCUMENTATION

PUBLIC HEARING INFORMATION

DATE HELD: _____ ATTENDANCE: _____

LOCATION: THE PUBLIC HEARING IS TENTATIVELY SCHEDULED FOR

HEARING OFFICER: DECEMBER 12, 1988. DOCUMENTATION WILL BE FORWARDED

AS SOON AS IT IS AVAILABLE.

PUBLICATIONS(S) AND/OR POSTING SITES: _____

_____

The Boston Globe

DATE PUBLISHED AND/OR POSTED: November 27, 1988

PUBLIC HEARING DOCUMENTATION:

In the space provided below, please attach a copy of the public hearing notice as it appeared in the newspaper(s) listed above, or a copy of the notice as it was posted. Also a copy of the minutes of the public hearing pertaining to the CDAG application as attested by the City or Town Clerk, and a copy of the hearing sign-in sheet(s) must be included.

PUBLIC HEARING NOTICE — The City of Boston's Public Facilities Department and the Boston City Council will hold a public hearing to review an application for funds to support proposed site improvements for a 12-unit artist housing development to be constructed on 782-798, 776-778 Parker Street in the Mission Hill Area. The Public Facilities Department has submitted a Community Development Action Grant (CDAG) application to the Executive Office of Communities and Development to support the cost of site improvements. The public hearing will take place on Monday, December 12, 1988 at 10:00 a.m. in the Piemonte Room, 5th floor, Boston City Hall. All interested persons are welcome to attend and will be granted an opportunity to express their opinions. For additional information, please contact: Wai Ching Kwan, Public Facilities Department, 15 Beacon Street, 9th floor, Boston, MA 02108, telephone 720-4300, ext. 293.

CDAG PROPOSAL
MISSION HILL ARTIST HOUSING DEVELOPMENT

PROJECT OVERVIEW

The City of Boston proposes to assist the Mission Hill Artist Housing Corporation (MHAHC) in constructing 12 units of housing in Mission Hill. 9 of the 12 units will be incorporated into a limited equity cooperative for artists, with the remaining 3 units to be sold as market-rate condominiums in order to underwrite the cost of the affordable artist units. The artist co-op members, already selected through an affirmative marketing plan, are the developers of this project.

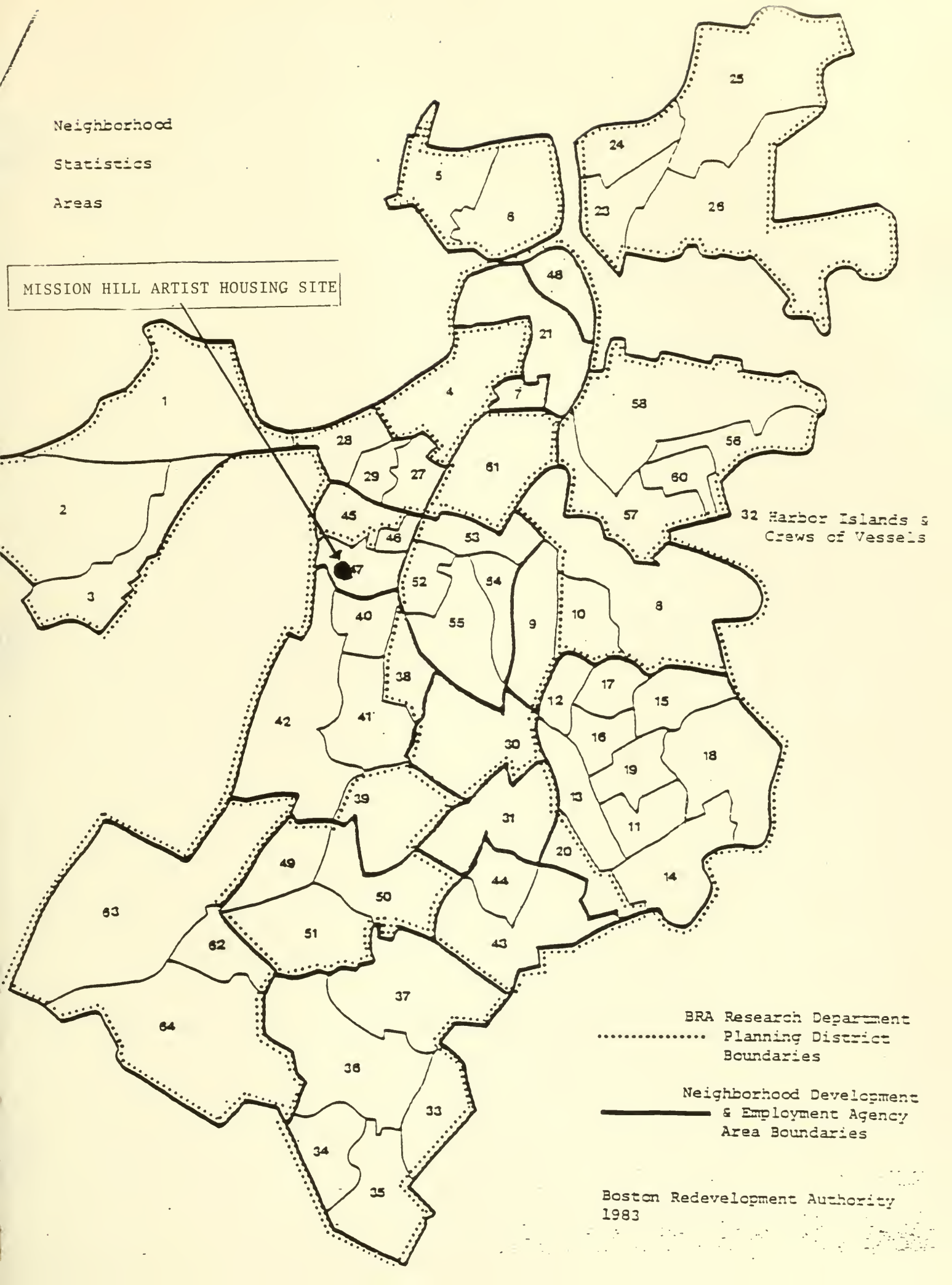
This project represents the City's commitment to the housing & work space needs of low/moderate income artists who are in jeopardy of economic displacement. The MHAHC development is an exciting and innovative project which will serve as a local and national model for the creation of affordable and permanent artists' live/work space on public land in order to preserve and enhance the cultural diversity of a community.

The targetted site consists of 30,579 square feet of vacant City-owned property on Parker Street in Mission Hill. An adjacent privately-owned lot and a City-owned lot, each 2,174 square feet, have also been assembled to provide on-site parking as required by the City's zoning code. The site, currently overgrown with weeds and used for illegal dumping of trash, is an eyesore as well as a source of crime and general disinvestment in the neighborhood. The MHAHC development will:

*bring an underutilized and blighted site back into productive use.
*expand the City's tax base.
*create live/work space that benefits low/moderate income artists.
*retain longterm employment opportunities for Boston's artists.

A CDAG grant is necessary to ensure the completion of this project. The site is unduely costly to develop through ordinary private enterprise because of the existence of unsuitable soil and steep slopes which will require extensive and expensive excavation, fill and the construction of retaining walls. Additional costs will be incurred to create access to the required on-site parking. The maps on the accompanying pages indicate the location of the site. This project has the full support of neighborhood residents, elected officials and civic leaders, as demonstrated at community meetings held on February 8th and May 12th of 1988.

To ensure the CDAG's successful implementation, the City of Boston's Public Facilities Department will coordinate efforts of a variety of City agencies and private entities. The agencies and entities involved will include the Department of Public Works, Water and Sewer Department, Department of Neighborhood Services and the Mission Hill Artist Housing Corporation.


Neighborhood
Statistics
Areas
MISSION HILL ARTIST HOUSING SITE
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BRA Research Department Planning District Boundaries
Neighborhood Development & Employment Agency Area Boundaries
Boston Redevelopment Authority
1983

PART C: COMMUNITY PROFILE

Neighborhood Community Profile

The Mission Hill Artist Housing (MHAH) project site is located on Parker Street between Heath and Alleghany Streets in the Delle Avenue Terrace section of Boston's Mission Hill neighborhood. This area of Mission Hill is predominantly residential with a small section zoned for light manufacturing activities on Terrace Street, directly below the MHAH project site.

The entire Mission Hill neighborhood is composed of three Neighborhood Statistical Areas (NSAs): 45, 46, and 47. Unless otherwise noted, the statistics used here refer to the neighborhood areas most directly associated with this site: NSA 46 and 47, which include Delle Avenue Terrace, Top of the Hill, Back of the Hill, Roxbury Tenants of Harvard and the Mission Hill Projects. NSA 45 is not included in this analysis because it primarily refers to the Medical Center area which differs demographically from the rest of Mission Hill such that the BRA considers it part of the Fenway-Kenmore Planning Area. (See definitions and maps on the attached pages.) The chart on the following page provides detailed demographic information. According to the 1980 Census, Neighborhood Statistic Areas 46 and 47 of Mission Hill have approximately 11,063 people. Once a closely knit, Irish Catholic, family residential neighborhood, Mission Hill has shifted in the last 20 years to a heterogenous, multi-ethnic community. In 1980, the population in the community was 33% black, 47% white and 21% of Spanish origin. The median income of residents is less than half the median income of the City as a whole. The median family income was $7,270 and $11,793 for the two Neighborhood Statistical Areas as compared to $16,062 for the Boston and $22,818 for the SMSA as a whole.

Between 1970 and 1980, this neighborhood lost hundreds of units of housing through demolition, institutional expansion, arson and abandonment. Beginning in 1984, housing prices began to soar in response to Boston's overall revitalization and housing shortage. As of March 1987, the average price of an existing single family home in the Boston area is $163,300 compared to a national average of $86,000. To purchase a home at Boston's average price, a household would have to have an income of at least $47,000. These prices are beyond the reach of families earning the median income in Mission Hill as cited above.

The City of Boston is working actively to address the high cost and shortage of housing within Boston by providing land and buildings, direct financing, technical assistance and capital improvements to develop and secure affordable housing within its neighborhoods. The Public Facilities Department's statistics show that 64% (or 390 units) of the 610 units of housing that have been added in Mission Hill over the past eight years are affordable to households whose incomes are below 80% and 50% of Boston's median income. These housing units are for homeownership as well as for rental. Development of special needs housing is also assisted by the City. Among the categories of special needs are: Housing for the elderly, the developmentally disabled, the homeless, and live/work space for artists.

The following section profiles the plight of artists for affordable live/work space within Boston.

Part C: Community Profile, cont.

Artist Community Profile*

It is estimated that there are as many as 14,000 artists of all disciplines in Boston and that approximately 50% of these are involved in the visual arts such as painting, printmaking, photography, sculpture, filmmaking, and ceramics. Statistics from the City's Office of the Arts & Humanities indicate that 98% of these visual artists prefer to live and work in the City of Boston. The major barrier confronting these artists is the lack of affordable space for home and studio.

The real estate boom that has accompanied Boston's recent economic growth is threatening an exodus of artists from the City. Developers are moving into once-undesirable-and-undervalued warehouse and light manufacturing districts within Boston where the concentration of artists have added a fashionable ambiance to the area. The result is inflated property values and rent heights which are forcing artists to seek less expensive space, outside the City. Many warehouse and light manufacturing lofts in Boston have also been converted to expensive offices and condominiums. Growing numbers of artists are leaving Boston for Merrimack Valley, Worcester, Providence, areas where light manufacturing and warehouse spaces are still available and at a fraction of Boston's rent per square foot.

This is occurring at the same time that the economic impact of visual artists is growing by leaps and bounds. According to the Office of the Arts & Humanities, the number of public museums and private galleries exhibiting and selling the work of Boston artists has quintupled in the past 10 years. It is a fact that in every major city, cultural activities return dollars into the local economy at a rate three times that of sports activities. In addition, the presence of an active community of artists in urban areas like Boston stimulates and entertains, helping to attract and retain a skilled labor force. If the increasing number of artists and the cultural activities and social environment which they provide are to remain an integral part of Boston, the City will need a minimum of 250 new work-only spaces and 700 new work/live spaces to begin to address this growing need in the next few years.

The most recent available statistics, compiled by Friends of Boston Art during the first 6 months of 1986 with the financial support of the Massachusetts Council on the Arts and Humanities, are the results of a lengthy written survey mailed to 3,000 visual artists, with a 20% response rate. The respondents represented a cross section of artists of all income, educational levels, and media.

The information gathered from the respondents is indicative of the artists' plight for live/work space in Boston. Such telling points are the following:

- 78% currently have studio space.
- 60% are currently looking for studio space. 77% of these are looking for space due to the threat of displacement.
- 60% need to live and work in the same space. 54% currently work and live in the same space.
- 75% of those with studios rent their studios. 74% of the total would prefer to own, and 47% of these have access to resources to finance a purchase.

Part C: Community Profile: Artist Community, cont.

- 80% make less than $20,000 per year.
- 92% make less than one-half of their income from their artwork and 78% have other jobs to supplement their income from artwork.
- 70% are college graduates and 60% of this subgroup have graduate degrees.
- 68% are married or have a domestic partner.
- 54% have children.
- 98% prefer to work and live in Boston if assured adequate space.

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* Sections excerpted from a memorandum from Maura Giles, Office of the Arts & Humanities, City of Boston; and from the "National Design Competition for Artists live/work space" brochure.

3757D

MISSION HILL
NEIGHBORHOOD DEMOGRAPHICS

	Mission Hill (1)	Boston
TOTAL POPULATION	11,063 (100%)	562,994
% White	5,202 (47%)	(69.9%)
% Black	3,665 (33%)	(22.4%)
% Spanish Origin	2,310 (21%)	(6.4%)
% Other	2,196 (20%)	(1.9%)
TOTAL FAMILY POPULATION	2,279	117,832
MEDIAN FAMILY INCOME	$7,270, $11,793 (2)	$16,062
Boston SMSA	----	$22,813
MEAN FAMILY INCOME	$10,686, $14,565 (2)	$19,415
TOTAL NUMBER OF OCCUPIED UNITS	4,194	218,457
Owner Occupied	463 (11%)	(27.2%)
Renter Occupied	3,731 (89.9%)	(72.8%)
PER CAPITA INCOME	$3,505	$ 6,555
PERCENT FAMILIES BELOW POVERTY LEVEL	31.5%	16.7%
UNEMPLOYED	8%	6.1%

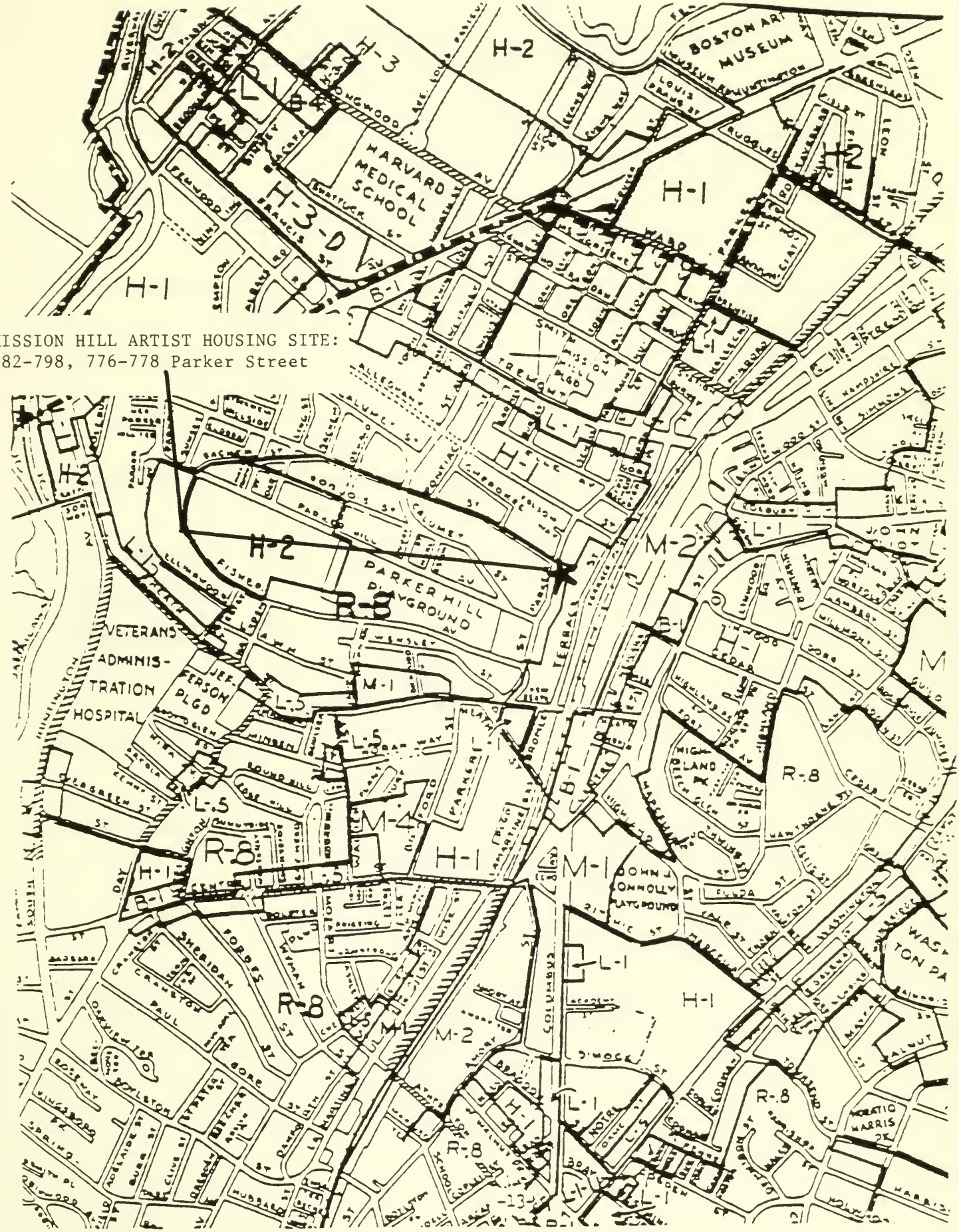
City of Boston - (unemployment)

1986	1985	1984	1983
4.8%	4.6%	5.5%	7.8%

Source: 1980 Census, Neighborhood Statistical Areas (NSA)

Notes:

1. Neighborhood Statistical Areas (NSA) 46 and 47
2. Figures are for NSA 46 and 47 respectively
3. For all of Mission Hill, Census Tract 808.



MISSION HILL ARTIST HOUSING SITE:
782-798, 776-778 Parker Street

Definitions of BRA Research Department Planning Districts
Using Neighborhood Statistics Program Geography

Planning Districts	Neighborhood Areas	
East Boston	23	Central & Maverick Squares, Paris Street Flats
	24	Eagle Hill
	25	Harbor View, Orient Heights
	26	Jeffries Point, Airport
Charlestown	5	Medford Street, The Neck
	6	Thompson Square, Bunker Hill, Town Hill, Monument
South Boston	56	City Point
	57	Columbus Park, Andrew Square
	58	D Street, West Broadway, Northern Section
	60	Telegraph Hill
Central	7	Chinatown
	21	Downtown, Central, West End
	48	North End, Waterfront
Back Bay-Beacon Hill	4	Back Bay, Beacon Hill
South End	61	South End
Fenway-Kenmore	27	Fenway
	28	Kenmore
	29	West Fens
→	45	Medical Center
Allston-Brighton	1	Allston
	2	Brighton
	3	Commonwealth
Jamaica Plain	40	Hyde Square
	41	Jamaica Center, Sumner Hill, Jamaica South, Stony Brook
	42	Jamaica Hills
→	46	Mission Hill Projects
→	47	Top of the Hill, Back of the Hill, RTH, Delle Ave. Terrace
Roxbury	9	Dudley, Brunswick King
	30	Franklin Field North
	38	Egleston Square
	52	Highland Park
	53	Lower Roxbury
	54	Sav-Mor
	55	Washington Park

R/8/10/84

Planning Districts	Neighborhood Areas
North Dorchester	8 Columbia, Savin Hill, Columbia Point
	10 Uphams Corner, Jones Hill
South Dorchester	11 Ashmont
	12 Bowdoin North, Mt. Bowdoin
	13 Codman Square, East WeCan, East Codman Hill
	14 East Lower Mills, Cedar Grove
	15 Fields Corner East
	16 Fields Corner West
	17 Meeting House Hill
	18 Neponset, Port Norfolk
	19 St. Marks
Mattapan	20 West WeCan, West Codman Hill, West Lower Mills
	31 Franklin Field South
	43 Southern Mattapan
	44 Wellington Hill
Roslindale	39 Forest Hills, Woodbourne
	49 Centre-South
	50 Lower Washington, Mt Hope
	51 Metropolitan Hill, Beech
West Roxbury	62 Bellevue Hill
	63 Brook Farm Parkway
	64 Upper Washington, Spring
Hyde Park	33 Fairmount Hills
	34 Georgetown
	35 Readville
	36 Stony Brook, Cleary Square
	37 West Street, River Street

R/8/10/84

PART D. DETAILED PROJECT DESCRIPTION

Project Components

a. Land Acquisition:

The project site contains 30,579 square feet of vacant City-owned parcels on Parker Street in Mission Hill. In order to provide for on-site parking required by the City's zoning code, the Mission Hill Artist Housing Corporation (MHAHC) has assembled an additional 4,348 square feet on two adjacent vacant lots, one of which is City-owned. The MHAHC has a P&S agreement to purchase the other lot for the amount of $7,500 from its private owner. The city-owned parcels will be conveyed to the developer for the nominal fee of $1.00 (one dollar).

b. Construction Financing:

The total cost for the project is $1,302,567. It is anticipated that 80% or $1,042,567 of this amount will be financed through a private lender at conventional rates. The co-op artist members in the MHAHC will provide a total of $70,000 in equity. MHAHC is seeking $100,000 in HIF funds. A $90,000 CDAG grant is needed to fill the remaining financing gap.

Pre-construction funding for soft costs includes a $15,000 loan and an additional $36,000 loan in CEDAC funds, and a $25,000 TAP loan from the Public Facilities Department. Additional public resources include project management services provided by Jero Nesson, funded by the Massachusetts Council on the Arts & Humanities; and survey and appraisal services provided by the City's Public Facilities Department.

c. Permanent Financing:

The $370,000, projected from the sale proceeds of the 3 market-rate condominiums, will write down the "mini-permanent" conventional loan to $672,567, which will be supported as a blanket mortgage by the artist co-op members. (See proformas: CDAG EXHIBIT E1.)

d. Project Description:

The Mission Hill Artist Housing Corporation (MHAHC) intends to build 12 units of housing in Mission Hill. 9 of the 12 units will be incorporated into an artist limited equity cooperative, with the remaining 3 units to be sold as market-rate condominiums in order to underwrite the cost of the affordable artist units. The project provides 12-15 on-site parking spaces.

The 12 units will occupy 3 three-story stick-built structures. Each unit differs slightly in size and configuration. The typical unit will have an average footprint of 1,200 SF with a 200+ SF loft which can expand an additional 400 SF. This is made possible by the 15'6" ceiling heights in most of the units. Each unit will either have a deck or rear garden. (See site plan and design drawings.)

Part D. Detailed Project Description
Project Components: Project Description, cont.

The 9 artist units will be constructed in an open space framework brought up to code as required within the residential occupancy permit. Floor and wall finishes and interior partitions, with the exception of bathroom enclosures, will be completed by the individual artist occupants in order to allow each artist to accomodate his/her special needs. The 3 market-rate condominiums, while containing open floor space plans, will be complete with finished walls and floors and tiled bathrooms.

PROJECT SCHEDULE

CDAG EXHIBIT A:

PROJECT SCHEDULE

PROGRAM ACTIVITIES	GRANT PERIOD 1989-1990											
	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		
	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Excavation and Backfill	X	X										
Parking & Site retaining walls		X	X	X								
Formwork		X	X									
Concrete Curbcuts							X	X				
Sidewalks							X	X				

DEVELOPMENT SCHEDULE

TASK	COMPLETION DATE
o working drawings	2/89
o bldg. permit	2/89
o co-op documents	2/89
o appraisal	11/9/88
o site survey	completed
o geotechnical analysis	12/88
o 21E analysis	12/88
o PFD developer designation	completed
o PFD TAP loan award	completed
o CEDAC T.A. loan award	completed
o CEDAC Front Money loan award	10/19/88
o community meetings/hearings	completed
o Zoning Board of Appeals hearing	completed
o 15 day appeal period	11/23/88
o conditional commitment from prime lender	12/88
o submission of CDAG application	12/88
o CDAG approval	
o select contractor	12/88
o execute construction contract	1/89
o purchase small privately-owned lot	12/88
o closing	3/89
o start construction	3/89
o complete construction	11/89

Part D. Detailed Project Description, cont.

Site and Property Information

The targeted site consists of 30,579 square feet of vacant City-owned property on Parker Street in Mission Hill. A number of foundations exist on the site which formerly contained 2- and 3- family dwellings, destroyed by fire many years ago. Test pits are being done to determine the nature of the fill in the foundations. This information will impact on the construction methods and associated costs of the project.

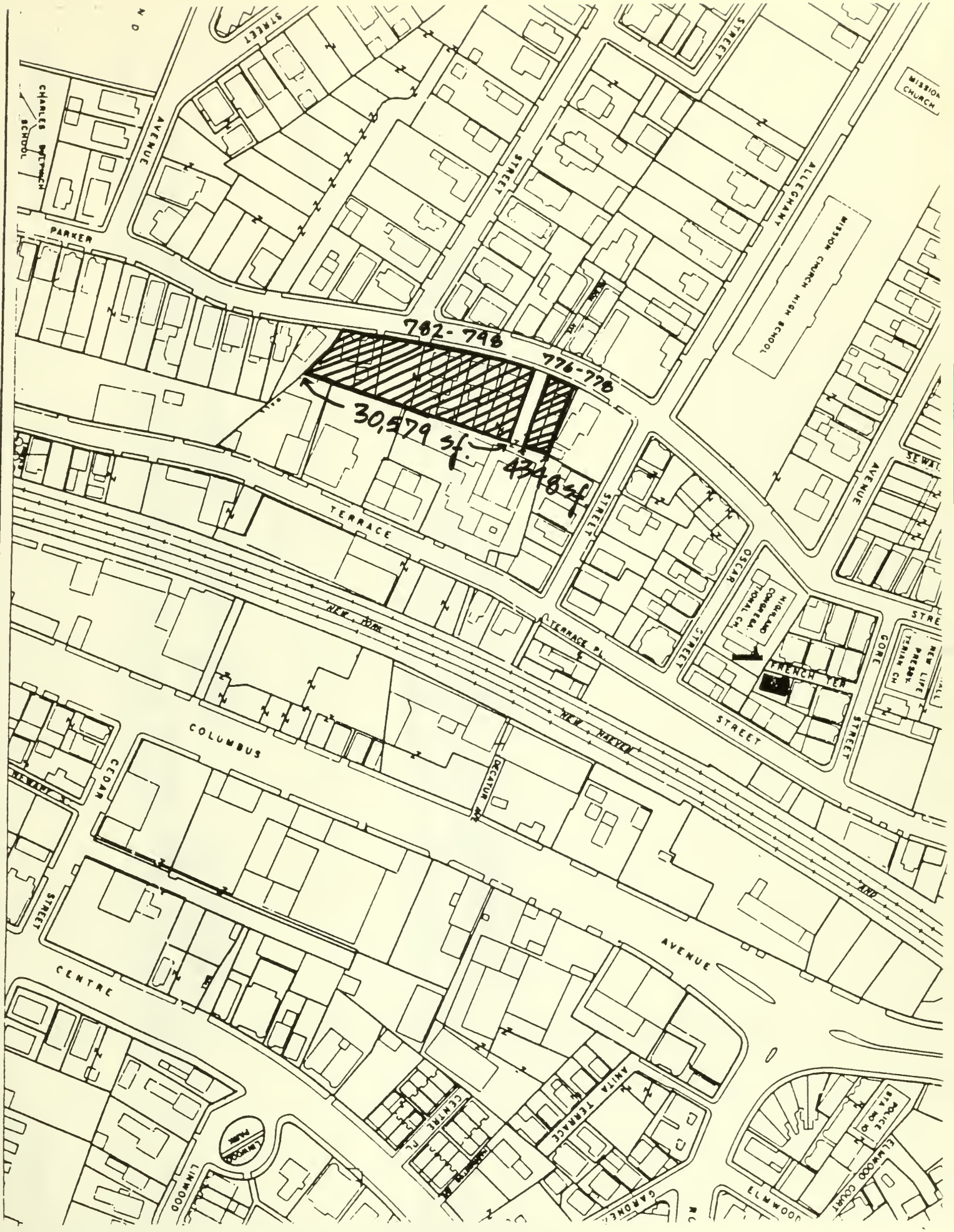
Site constraints include:

* rear slope and a possibility of ledge
* setback requirements on a fairly shallow site
* provision for sufficient parking
* retention of many existing trees
* neighborhood requirement for 2 view corridors

The sloping conditions of the site require the costly construction of retaining walls and limit the parameters of the buildings. Should ledge on the site exist, the cost to the development will further increase. To provide for sufficient parking, two adjacent vacant parcels each 2,174 square feet, have been assembled. One of the parcels is a City-owned lot and the other is a privately-owned lot which will be purchased for $7,500. The MHAHC has worked closely with the Mission Hill community on design issues throughout a series of community meetings sponsored by the Neighborhood Housing Services, the Public Facilities Department, and the developer. The retention of existing trees and the neighborhood requirement for 2 "view corridors" have been incorporated into the design. The final design has received overwhelming approval from the community.

The project has received the necessary zoning variances: The Board of Appeals has granted a use variance to allow artists' live/work space within a residentially-zoned area along with the dimensional variances sought. The 15-days appeal period will end on November 16, 1988.

The site, currently overgrown with weeds and used for illegal dumping of trash, is an eyesore as well as a source of crime and general disinvestment in the neighborhood. The MHAHC project will eliminate this negative aspect. The project's design will strengthen the residential character of Parker Street and promote stability for the neighborhood as well as for the artists.


782-798
776-778
30,579 sf.
4348 sf
PARKER
AVENUE
STREET
TERRACE
NEW YORK
TERRACE PL
NEW HAVEN
COLUMBUS
AVENUE
CENTRE
ANITA TERRACE
ELMWOOD COURT
ALLEGHANY
MISSION CHURCH
MISSION CHURCH HIGH SCHOOL
OSCAR
GORE
TRENCH TEA
DECATUR
COLUMBUS AVENUE

ONT·WEST ELEVATION

AR·EAST ELEVATION

ELEVATIONS B

PRELIMINARY - NOT FOR CONSTRUCTION

MISSION HILL ARTISTS HOUSING

HAMILTON WAMPLER

ELEVATIONS

PRELIMINARY-NOT FOR CONSTRUCTION

MISSION HILL ARTISTS HOUSING

JAN WAMPLER

GROUND LEVEL 1

PRELIMINARY - NOT FOR CONSTRUCTION

MARLA STREET
UPPER LEVEL 2
PRELIMINARY - NOT FOR CONSTRUCTION
MISSION HILL ARTISTS HOUSING

LOWER LEVEL 3
PRELIMINARY - NOT FOR CONSTRUCTION
MISSION HILL ARTISTS HOUSING

A-A

B-B

C-C

SECTIONS 4

PRELIMINARY - NOT FOR CONSTRUCTION

CDAG FORM 1:

JUSTIFICATION FOR "DECADENT, SUBSTANDARD, OR BLIGHTED OPEN AREA" DECLARATION

In the space below the applicant must briefly state the reasons why the CDAG project area is decadent, substandard or blighted open as defined by Section 1 of Chapter 121B of the Massachusetts General Laws.

NOTE:
- o Extensive recitation of technical matter is not required, but mere restatement of the definition will not suffice.
- o Commercial Area Revitalization District (CARD) designation does not necessarily constitute a blight finding. Thus, evidence of CARD designation is not acceptable justification for a decadent, substandard, or blighted open area.

The Mission Hill Artist Housing (MHAH) project site containing approximately 35,000 square feet of land is undoubtedly a "blighted open area" according to MGL, Chapter 121B. The site is currently abandoned, vacant land covered with weeds, abandoned automobiles and illegally dumped trash. This site formerly contained two- and three- family dwellings which were destroyed by fire many years ago, leaving open tracts of land. The MHAH project site was assembled through landtaking by the City of Boston due to non-payment of taxes. This site is a source of distress for the community; a major barrier to its economic development, welfare and safety. This site is also unduly costly to develop through ordinary private enterprise: The existence of unsuitable soil and steep slopes will require extensive and expensive excavation, fill and the construction of retaining walls. Without this development, the community must continue to endure the adverse impact of this site.

CDAG EXHIBIT B:

ASSURANCE OF OBTAINING GOVERNMENTAL APPROVALS

I, Joseph I. Mulligan, Jr. , Attorney at Law,

representing the City/~~Town~~ XXXX of Boston , do

hereby certify that the proposed Community Development Action Grant project has obtained, or has reasonable assurance of obtaining all federal, state, and local governmental approvals required by law relative to the project.

Dated this: 28th day of November , 1988.

~~Attorney at law~~ Corporation Counsel

Boston City Hall, Room 615
Address

Boston, MA 02201
City and State

NOTE: Original Signature Only
Copy Not Acceptable

CDAG EXHIBIT C:

CERTIFICATE AS TO TITLE TO CDAG PROJECT SITE

I, Joseph I. Mulligan , Attorney at Law,

representing the City/~~Town~~ of Boston ,

do hereby certify:

1. That I have investigated and ascertained the location of, and am familiar with, the legal description of the site or sites for all elements of the public component of the proposed Community Development Action Grant project.

2. That I have examined the deed records of the county or counties in which this proposed project is to be located and, in my opinion, the City/Town has or is likely to have a legal and valid fee simple title or other estate or interest in the site of the proposed project, including the necessary easements and rights-of-way as are necessary to undisturbed use and possession for the purposes of construction and operation for the estimeated life of the proposed project.

3. That any deeds or documents required to be recorded in order to protect the title of the owner and the interest of the City/Town will be duly recorded or filed for record wherever necessary.

4. Remarks:

Dated this: 28th day of November , 1988.

Joseph I. Mulligan

~~Attorney at Law~~ Corporation Counsel

City of Boston Law Department
Room 615, Boston City Hall
Address

Boston, MA 02201
City and State

NOTE: Original Signature Only
Copy Not Acceptable

Part D. Detailed Project Description, cont.

Private Entity - The Development Team

Developer: The Mission Hill Artist Housing Corporation
James Kennedy, President
1126 Boylston Street, Suite 700, Boston, MA 02215
(617) 266-0051

The Mission Hill Artist Housing Corporation (MHAHC) is a Massachusetts Charitable Corporation, formed by the artist participants to develop the project as a limited-equity cooperative. The artist co-op members have been selected through an affirmative marketing plan, documented and approved by the City's Fair Housing Commission.

Project Manager: Jero Nesson, Director
ArtistSpace, Inc.
1 Fitchburg Street, C125, Somerville, MA 02143
(617) 628-1018

Jero Nesson's project management services are provided by the Massachusetts Council on the Arts & Humanities to assist the first time artist developers of the MHAHC project. Jero Nesson, the Director of ArtistSpace, Inc., is a professional urban planner with 20 years of planning and development experience. He has assisted artists in the development of several cooperatively-owned projects. In addition, he is working with artists in projects throughout Massachusetts in order to counteract artist displacement, retain artists within their present community, and provide affordable live/work space for low and moderate income artists.

Legal Counselor: John Achatz, Esquire
Brown, Rudnick, Freed & Gesmer
1 Financial Center. 19th Fl., Boston, MA 02111
(617) 330-9000

John Achatz, Esquire of Brown, Rudnick, Freed & Gesmer is the attorney for the MHAHC project. Mr. Achatz is a nationally-known authority on limited-equity cooperatives. He has provided legal assistance to many housing projects in the Boston area. Mr. Achatz is also a consultant to the City of Boston in its efforts to refine its affordable housing policy.

Architect: Jan Wampler
Jan Wampler Architects
39 Kenton Road, Jamaica Plain, MA 02130
(617) 522-7115

Jan Wampler of Jan Wampler Architects is the project architect. Mr. Wampler has had a long and successful history as project architect on numerous community-based, affordable housing developments. Mr. Wampler also teaches at the School of Architecture at M.I.T.

Part D. Detailed Project Description: Private Entity, cont.

Development Consultant: Sharon Lowenthal
Real Resources
52 Beacon Street, #7
Boston, MA 02108
(617) 723-9723

Sharon Lowenthal is responsible for formulating a pro forma analysis of the MHAHC development and for running various feasibility analyses for this project. She has been consulting to private developers, community based organizations, and public agencies for 3 years. The real estate developments she has worked on range from a one mile square oceanfront redevelopment area in luxury condominiums and 350,000 sf of commercial/retail space, to a 31 unit moderate income SHARP and commercial/retail mixed use development at the Lithgow stie in Codman Square in Boston. Her professional experience prior to starting her own real estate consulting business, Real Resources is detailed in her attached resume.

RESUMES OF DEVELOPMENT TEAM: SEE APPENDIX.

Part D. Detailed Project Description, cont.

Grant Management Entity

The Public Facilities Department, on behalf of the City of Boston, manages the Community Development Block Grant (CDBG) for the City of Boston which in the last fiscal year totalled $22 million.

E

PART E: PROJECT BUDGET

CDAG EXHIBIT D:
SOURCES AND USES OF FUNDS/PROJECT BUDGET

SUMMARY OF PROPOSED EXPENDITURES

SOURCES OF FUNDS

LINE ITEM ACTIVITY	CDAG	PRIVATE	PUBLIC	TOTAL
1. Land Acquisition	$0	$7,500	$0	$7,500
2. Relocation of Persons and Businesses	0	0	0	0
3. Clearance and Demolition	0	0	0	0
4. Street & Site Improvements	90,000	101,400	0	191,400
5. Water and Sewer Facilities	0	8,100	0	8,100
6. Construction Costs	0	800,500	0	800,500
7. Other	0	0	0	0
8. Other (constr. loan int.)	0	49,956	0	49,956
9. Capital Equipment	0	0	0	0
10. Professional Fees	0	32,650	100,000	132,650
11. Administration	0	0	0	0
12. Cost Subtotal (Sum of lines 1 thru 11)	90,000	1,000,106	100,000	1,190,106
13. Contingencies	0	112,461	0	112,461
14. Total Project Costs (Sum of lines 12 & 13)	90,000	1,112,567	100,000	1,302,567

PROPOSED USES OF CDAG FUNDS

The City of Boston and the Mission Hill Artist Housing Corporation propose to use $90,000 in CDAG funds to defray the high costs of site work due to the site's sloping conditions. The CDAG funds will also be used to create access to on-site parking required by the City's zoning code. The CDAG funds will help provide for excavation and backfill, parking and site retaining walls, formwork and concrete curbcuts, and sidewalks within the development.

MISSION HILL ARTISTS HOUSING Sept. 29, 1988
SITE RELATED COSTS - Based on Preliminary Estimates

	TOTAL	CDAG	PRIVATE
1. Site Security, fencing, 24-hour guard security	$ 51,800.00	$0	$51,800.00
2. Site stake out and set up	2,800.00	0	2,800.00
3. Excavation and backfill	47,750.00	$47,750	0
4. Utility connections to street			
Water 3,600			
Sewer 4,500			
Gas 4,500			
Electric 4,000			
16,600	16,600.00	0	16,600.00
5. Parking and site retaining walls, formwork and concrete, curbcuts	42,000.00	$42,000	0
6. Sidewalks, parking surfaces	25,000.00	$ 250	24,750.00
7. Lighting of parking areas 15 @ 900	13,500.00	$0	13,500.00
Total	$199,450.00	$90,000	$109,450.00

MISSION HILL ARTISTS 9/30/88
Boston, MA

Direct Construction Costs	
Construction Estimate	1,000,000
Contingency (10%)	100,000
Total Direct Construction	1,100,000
Construction Fees	
Building Permit (1%)	11,000
Site Survey & 21E	3,000
Architect/Engineer	44,000
Total Construction Fees	58,000
General Development Costs	
Construction Loan Interest	
Conventional Construction Loan	
10 months, 11.5%, 50% drawn	49,956
Real Estate Taxes	0
Insurance	8,800
Legal Fees	30,000
Bank Fees (2%)	20,851
Accountant	5,000
Development Consultant	5,000
Title & Recording Expenses	5,000
Soft Cost Contingency (10%)	12,461
Total Development Costs	137,067
Acquisition	7,500
Total Replacement Cost	1,302,567

MISSION HILL ARTISTS 9/30/88
Boston, MA

Construction Sources	
Conventional Construction Loan (80%)	1,042,567
HIF	100,000
Artists Equity	70,000
CDAG	90,000
Total Construction Sources	1,302,567
Permanent Sources	
Conventional Permanent Loan	672,567
HIF	100,000
Artists Equity	70,000
Condominium Proceeds	370,000
CDAG	90,000
Total Permanent Sources	1,302,567
Artists PSF Cost	
Debt Service	
Conventional Permanent Loan	
11.5%, 30 years	80,415
Debt Coverage (10%)	8,041
Operating Expenses	31,000
Total Annual Costs	119,456
Artists PSF Cost (14,941 sf) *	$ 8.00

* This reflects net usable SF including loft & storage space. If one were to include additional potential loft space, the SF would increase to 17,661. This would bring annual cost/SF to $6.76.

MISSION HILL ARTISTS 11/8/88
Boston, MA
==========

Operating Costs		Per unit
Maintenance	5,400	600
Common electric	3,000	333
Insurance	3,150	350
Legal/account	3,500	389
Water & sewer	4,100	456
Real estate tax	9,600	1,067
Reserve	2,250	250
Total Operating Costs	31,000	3,444

PART F: FINANCE SUMMARY

CDAG FORM 2:

ESTIMATED LEVERAGE RATIO

1.	Private Equity Investment	$70,000
2.	Private Debt from Lenders	$1,042,567
3.	Other (Explain below)	0
4.	Other (Explain below)	0
5.	Total Private Funds (1+2+3+4)	$1,112,567
6.	Requested Community Development Action Grant	$90,000
7.	Leverage Ratio (5:6)	12.36:1

CDAG EXHIBIT E:

PRIVATE AND PUBLIC COMMITMENTS

PRIVATE INVESTMENTS:		AMOUNT
A.	Artists Equity	$70,000
B.	Conventional Construction Loan	$1,042,567
C.		$
D.		$
E.		$

NON-CDAG PUBLIC INVESTMENTS:

1.	Mass. Council on the Arts & Humanities	$50,000 (in-kind)*
2.	City of Boston (PFD) TAP/Appraisal	$25,000 TAP/$3,200 Appraisal**
3.	CEDAC (two requests)	$15,000 & $36,000
4.	HIF	$100,000***
5.		$

*MCAH has provided the services (without charge) of project manager Jero Nesson for one and a half years.

**PFD, in addition to the $25,000 TAP loan and the $3,200 appraisal services, has provided site survey services.

***Being sought (11/18/88)

RAYMOND L. FLYNN, MAYOR

PUBLIC FACILITIES DEPARTMENT

May 10, 1988

Mr. James Kennedy
1126 Boylston Street
Boston, MA 02215

Dear Mr. Kennedy:

I am pleased to advise you that the City of Boston, acting by and through its Public Facilities Commission will award you a $25,000 loan through our Technical Assistance Program (TAP) for pre-development and site preparation costs associated with the Mission Hill Artists Project.

The loan will bear interest at 0% and will be due at closing of permanent financing. You may begin to incur costs associated with the TAP loan beginning May 10, 1988. A detailed scope of services from the technical assistance providers must be approved by PFD staff before any funds may be disbursed. PFD staff will monitor the progress of these consultants and the project's progress in general.

Mary Knasas, Senior Development Specialist, will contact you to finalize award and drawdown procedures. We are pleased to assist you in this exciting and important development project.

Sincerely,

Lisa G. Chapnick

Lisa G. Chapnick

cc: Jero Nesson
Mary Knasas
Lisa F. Bouchard

0116f:lfb

PROJECT FEASIBILITY

The feasibility of this development largely depends on the MHAHC's ability to produce the units at the estimated costs and to sell the three condominiums in the existing market. The project architect Jan Wampler will work closely with the contractor to maintain estimated construction costs. Hard costs will be lowered because the nine (9) artist occupants will provide sweat equity to finish floors and walls within their individual units. The remaining three (3) market rate condominium units are projected to sell for a total of $370,000. Marketing and sales of these three (3) units are expected to present few problems because of the units' attractiveness and size, their convenience to the Southwest Corridor MBTA line, and the pamaramic view across the Southwest Corridor to Fort Hill provided by the site's sloping topography. The MHAHC project upon completion has an appraised value of $1,509,000.

Bankers' Appraisal Company

October 27, 1988

Ms. Wai Ching Kwan
Development Specialist
City of Boston
Public Facilities Department
15 Beacon Street
Boston, MA 02108

RE: 776-798 Parker Street
Mission Hill, Roxbury, MA
"The Mission Hill Artist Cooperative"

Dear Ms. Kwan,

In accordance with your request, I have completed an appraisal of the land and building at the above referenced location for the purpose of estimating the Market Value of the real property.

The attached report and exhibits contain an analysis of all pertinent data which support estimates of value as follows:

Land value "As Is" $300,000

Unit 1	$125,000
Unit 2	$ 87,000
Unit 3	$117,000
Unit 4	$122,000
Unit 5	$144,000
Unit 6	$123,000
Unit 7	$145,000
Unit 8	$112,000
Unit 9	$125,000
Unit 10	$136,000
Unit 11	$128,000
Unit 12	$145,000

Total Gross Sellout **$1,509,000**

Total projected bulk retail value upon completion as of October 25, 1988 is ONE MILLION, FIVE HUNDRED AND NINE THOUSAND DOLLARS ($1,509,000).

Respectfully submitted,

Thomas J. Mulhern
Vice President

Baldwin Park II, 7 Alfred Street • Woburn, MA 01801 • (617) 932-4620

Part G: EVIDENCE OF MEETING PROGRAM OBJECTIVES

Alleviating Fiscal Distress

This CDAG assisted development will expand the tax base of the City of Boston.

- The value of property added to the tax bills is estimated as $1,210,000.
- Estimated new tax revenues are $13,032.
- Current tax revenue is $115.24.

Alleviating Economic Distress

This CDAG will provide approximately 30 construction jobs including many for residents of the Mission Hill area. The developer has committed to comply with Boston's Resident Jobs Policy which requires developers to make best efforts to hire a workforce which includes at least 50% Boston residents, 25% minorities and 10% women. The City of Boston's Office of Jobs and Community Services monitors construction to ensure the goals are met. In addition, by providing artists with work space, this project will produce 12 permanent jobs for the artist members of the cooperative. Re-populating this vacant land with 12 new households will provide new patrons for the existing commercial establishments and stimulate new economic activity including new employment. The cultural activities provided by artists not only return dollars into the local economy but help attract investment to the neighborhood.

Alleviating Physical Deterioration

This development will substantially improve the physical environment of the Mission Hill neighborhood. This CDAG development will:

- Build 12 new housing units on 35,000 square feet of vacant land.
- Improve and complete the neighborhood context of the street.
- Rebuild sidewalks, provide new street lamps and landscaping.
- Discourage illegal dumping and crime.

Benefits to Minorities and Low Income Persons

As demonstrated in the Community Profile in Part C, Mission Hill is primarily a low and moderate income community with a substantial minority population; the artist community is also primarily low-moderate income. This CDAG will directly benefit low and moderate income persons by:

- Providing construction jobs under Boston's Resident Job Policy which requires hiring 50% City residents, 25% minorities, and 10% women.
- Creating affordable live/work space within the limited-equity cooperative for low/moderate income artists, selected through an affirmative marketing plan.
- Boston's Fair Housing requirement of affirmative marketing.

Part G: Evidence of Meeting Program Objectives, cont.

Encouraging Community Development

The City of Boston has worked actively to stimulate revitalization of the Mission Hill neighborhood. The City's activities include: providing land and buildings for development, direct financing and technical assistance. The City of Boston is presently involved in seven projects in the Mission Hill neighborhood which will result in over $12 million worth of development and 146 new units of housing - sixty three percent (63%) of which will be set aside for low and moderate income households. The City of Boston's Public Facilities Department has assisted over 8 commercial developments within Mission Hill with over $600,000 of public funding. The following pages summarize the active City-assisted housing and commercial development projects within Mission Hill.

Part G: Evidence of Meeting Program Objectives
Encouraging Community Development, cont.

City-Assisted Developments in Mission Hill

Lawn Street Modular Homes
Back of the Hill CDC

18 Units
67% Low/Moderate (HOP)
$1,345,000 Total Cost
City donated land
Completely sold.

Owner Build Homes - Lawn Street
Mission Hill NHS

18 Units/Ownership
100% Low/Moderate (HOP)
$1,600,000 Est. Total Cost
City donated land (BRA)

Avondale Apartments
Hugh Kelley, Developer
777-779 South Huntington Avenue

22 Units/Rental
55% Low/Moderate
$900,000 Total Cost
$192,500 Federal Rent Subsidies
$154,000 City Mortgage Writedown (NCDB)
Under Construction.

706 Huntington Avenue Apartments
Mission Hill NHS

37 Units/Rental
27% Low/Moderate
$3,757,119 Total Cost
$298,569 City Loan (NDF)
$201,193 Federal (HODAG)
Under Construction.

Tremont Parker Condominiums
Corner of Tremont and Parker Streets
Pablo Calderon and Arnold Soloway, Developers

24 Units/Condominium
100% Low/Moderate (HOP)
$2,897,000 Total Cost
City donated land
Marketing.

Part G: Evidence of Meeting Program Objectives
Encouraging Community Development
City-Assisted Developments in Mission Hill, cont.

Bulfinch School
841 Parker Avenue
E. & S. Blackman, A. Dailey, Developers

15 Units/SHARP Rental
2200 gsf Office
37% Low/Moderate (Section 8)
$2,300,000 Est. Total Cost
City donated building
$97,000 City Loan (LEND)
$39,000 First year SHARP
Completed.

Back of the Hill
Heath Street
Back of the Hill CDC & Bricklayers Union

165 Units/Condominiums
64% Low/Moderate
$18,496,000 Total Development Cost
$515,000 Linkage
$870,000 CDAG Funds
Marketing

MISSION HILL
PFD COMMERCIAL DEVELOPMENT LOANS SINCE 1980

Establishment	PFD Loan	Project Cost	Status of Loan
HUGH KELLY 735-745 Huntington Ave.	$102,576	$393,000	Loan Closed
MORRIS LINDMAN 1509-1520 Tremont St.	$76,788	$420,000	Loan Closed
BRIGHAM CIRCLE TRUST 728-742 Huntington Ave.	$37,367	$120,000	Loan Closed
HUGH KELLY II 1501-1544 Tremont St.	$109,440	$720,000	Loan Closed
ZARBUCK 1570 Tremont	$26,500	$175,000	Loan Closed
MIKE'S DONUTS 1514 Tremont St.	$73,000	$140,000	Loan Closed
PAUL LEVENSON 1576 Tremont St.	$12,496	$150,000	Loan Closed
AVONDALE REALTY TRUST 777-779 Huntington Ave. (Mixed Use- 12 of 20 Units are Low and Moderate Income Units.)	$154,010	$976,239	Loan Closed
BETTY CURTIN INSURANCE AGENCY 1592 Tremont St. (Mixed Use- 2 Units are Very Low Income Units.)	NA	$200,000	Active

MISSION HILL
SPECIAL NEEDS DEVELOPMENT SINCE 1980

Development	Developer	Owner/ Manager	Total Units	BR	INCOMES SERVED: %Affordable (Low/Mod)	Mid. Income and Above	Parking	City Land Conveyance (Yes/No)	Status
INDEPENDENT LIVING APARTMENTS Tremont & Parker St. Adult Shared Living	DEPT. OF MENTAL HEALTH	Same	6	NA**	6	0	2	Yes	Pre-Const.
BATTERED WOMENS SHELTER Undisclosed Address	DEPT. OF MENTAL HEALTH	Same	4	NA	NA	NA	NA	No	Completed
RIDE HOSPICE Parker Hill Ave.	HOSPICE WEST	Same	13	NA	20	0	4	No	Planning
H.E.L.P. HOUSE Calumet Street Elderly Apts.	MISSION HILL NHS	Same	6	NA	NA	NA	NA	No	Completed
TREMONT/BURNEY Tremont/Burney St. Housing for Mentally Retarded	BHA	Same	2	NA	2	0	NA	Yes	Planning
TOTAL			31		28	0	6		
% of Total Units					90%	0%	19%		

* AFFORDABLE (Low/Mod) includes incomes below 80% and 50% of Area Median Income (i.e., family of 4 = $32,400).
MIDDLE INCOME and ABOVE includes incomes above 80% of Area Median Income.

** NA = Not Available

Part G: Evidence of Meeting Program Objectives, cont.

Beneficial Secondary Growth

The secondary growth impacts of this development will be predominantly positive. The construction of artist/housing units on the site will allow the highest and best use for a site which is presently a vacant, blighted dumping ground and non-asset to the community. The repopulation of this vacant site will increase street activity which will improve the safety of residents traveling to and from Parker Street and mass transportation. Since on-site parking will be provided in accordance with existing zoning at a ratio of at least .9:1 for each new housing unit, this development will not create any undue stress on existing resident parking.

The project's design is sensitive to the community's expressed needs and consistent with the context of the existing neighborhood. The visual attractiveness of this development will have a positive social and economic effect upon the neighborhood. This development on Parker Street will improve stability within the neighborhood and can promote new development on existing large parcels of vacant land either privately and publicly owned, on Terrace Street, parallel to Parker Street.

By providing artists with live/work space, this project will produce a minimum of 9 permanent jobs for the artist members of the cooperative, and help the City in its efforts to retain artists within Boston.

Boston
Raymond L. Flynn, Mayor

DATE: October 20, 1988

TO : Wai Ching Kwan, Development Specialist, Public Facilities Dept.

FROM: John Taglilatela, Assistant Assessor

RE : Mission Hill Artist Housing Corporation

The Mission Hill Housing Corporation is in the process of constructing 12 units of housing on 34,927 S.F. of land between 776 and 798 Parker Street.

The following value estimates that you requested are based on FY'89 market rents and comparable sales located in the Mission Hill area.

Due to the fact that final certification has not been received by the Department of Revenue, the FY'89 tax rate has not been certified. Therefore for tax revenue purposes, the FY'88 residential tax rate of $10.77 will be applied to the value.

The estimated full fair cash value of this development when completed is $1,210,000. Estimated new tax revenue generated from this project is $13,032.

Should you need any additional information, please contact me at 725-3409.

Sincerely,

John Taglilatela
Assistant Assessor

JT/ss

PART H

MINORITY BUSINESS ENTERPRISE (MBE) POLICY STATEMENT

The City of Boston requires that at least 10% of the goods and services used in conjunction with any publicly funded construction project over $50,000 in cost be purchased from one or several MBEs. In accordance with the City's standard procedures, language to this effect will be carried in any public bid advertisements for this project, and contractor compliance will be verified prior to contract award and during construction.

CDAG FORM 3:

AFFIRMATIVE ACTION ASSURANCES

I hereby certify that the following affirmative action commitments shall be adhered to by the City/~~Town~~ XXXX of Boston for the Mission Hill Artist Housing (Name of Project) Community Development Action Grant Project.

1. Prior to advertising for bids for the above referenced project, the State Office of Minority and Women Business Assistance (SOMWBA) will be notified of our intent to solicit bids. The bid proposal, plan, specifications and the invitation to bid will be submitted to SOMWBA upon request.

2. The City/~~Town~~ XXXX has designated James Younger (Name), Deputy Director of Compliance & Enforcemen (Title) as the contract compliance officer who will act as our agent in performing all of the contract compliance requirements as set forth in Executive Order 227, 237, and the supplemental EEO Provisions incorporated into the contract specifications.

3. A preconstruction conference will be conducted with the project contractors, during which the affirmative action obligations under the contract(s) will be reviewed.

Authorized Representative

Signature: Raymond L. Flynn
Chief Elected Official

Typed Name: Raymond L. Flynn

Title: Mayor, City of Boston

Date: November 29, 1988

NOTE: Original Signature Only
Copy Not Acceptable

CITY OF BOSTON · MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

EXECUTIVE ORDER

OF

MAYOR RAYMOND L. FLYNN

ON

MINORITY AND WOMEN BUSINESS ENTERPRISE DEVELOPMENT

WHEREAS, it has consistently been the policy of this Administration to promote equality of opportunity in the economic life of the City, and

WHEREAS, the amount of revenue generated by City contracts greatly impacts the local economy and business development of the City, and

WHEREAS, women and minority businesses have not been able to participate in an equitable manner in the receipt of City contracts due to the continuing effects of past discrimination within the City of Boston, and

WHEREAS, these past practices have resulted in the underrepresentation and underutilization of minority and women businesses in the receipt of City contracts, and

WHEREAS, non-discrimination alone in the awarding of City contracts is not sufficient to remedy the continuing effects of these past practices, the need exists for affirmative steps to be taken to ensure that minority and women businesses are utilized to the fullest extent possible, and

WHEREAS, there is an existing pool of capable and qualified minority and women business enterprises, ready and willing to do business with the City, this resource must be used so that the City's contractors will reflect the diversity of Boston's population,

NOW, THEREFORE, I hereby issue this order to all City departments and personnel, to ensure the equitable participation of minority and women businesses in the City's contracting arena.

Article I: POLICY

It is the policy of the City of Boston to encourage, assist and provide the maximum opportunity for minority and women owned businesses to participate in the City's contracting arena. To this end, the City will increase both the number of Minority and Women Business Enterprises that receive City contracts and the amount of contractual dollars awarded to Minority and Women Business Enterprises. The goals of the Minority and Women Business Enterprise Development Program are consistent with this Administration's philosophy of inclusion for all of Boston's residents in the prosperity of the City. Thus, the City shall promote and affirmatively market contract opportunities for minority and women owned businesses by establishing participation requirements consistant with this Order.

Article II: STANDARDS

A. GOODS AND SERVICES

The City shall require that a minimum of fifteen percent (15%) in the procurement of all goods and services including professional and consulting servcies be supplied by certified Minority Business Enterprises (MBEs), and a minimum of five percent (5%) in the procurement of all goods and services including professional and consulting services be supplied by certified Women Business Enterprises (WBEs), out of the eligible contract dollars awarded by the City and its departments during each Fiscal Year. This requirement shall include all legally enforceable agreements, including service and purchase orders, without regard to specific awarding or advertising processes for the provision of supplies, labor, materials, and services, including professional and consulting services, franchises, concessions, and leases.

B. CONSTRUCTION

A minimum of fifteen percent (15%) of the eligible contract dollars of each construction related contract awarded during each fiscal year shall be awarded to certified MBEs. The fifteen percent minimum shall be increased to thirty percent (30%) of the eligible contract dollars of each construction related contract let within an impacted area.

A minimum of five percent (5%) of the eligible contract dollars of each construction related contract awarded during each fiscal year shall be awarded to certified WBEs.

Article III: IMPLEMENTATION

A. OPERATIONAL RESPONSIBILITIES

1. The Director of Administrative Services

The Director of Administrative Services will be responsible for the development, coordination, and implementation of the Order by City departments and the initiation of corrective action, where necessary. The Director of Administrative Services will work closely with the Mayor's Senior Advisor on Equal Rights and the Mayor's Policy Director on issues relating to the Order.

2. The M/WBE Coordinator

The M/WBE Coordinator will assist the Director of Administrative Services in the development and coordination of this Order and will assume primary responsibility for monitoring departmental compliance with the Order. The Coordinator will report to the Director of Administrative Services and will work in conjunction with the Purchasing Agent and the Director of the Office of Contract Management to implement this policy. The Coordinator will work closely with the Mayor's Senior Advisor on Equal Rights, the Mayor's Policy Director and the Deputy Director of the Office of Jobs and Community Services (hereinafter the Deputy Director for Compliance and Enforcement). Among the responsibilities of the Coordinator will be to:

a. Assist the Director of Administrative Services in the preparation, dissemination, implementation, revision, and monitoring of the City of Boston's Implementation Plan for contracting with M/WBEs.

b. Work with department heads, managers, supervisory personnel, and appointing authorities to develop departmental implementation plans.

c. Staff and assist the efforts of the Minority and Women Business Advisory Council.

d. Develop and implement an effective outreach program for M/WBEs to encourage their maximum participation in the City's contracting process.

e. Provide assistance to departments in the identification of minority and women vendors.

f. Assess individual department's compliance with their implementation plan and, where necessary, recommend corrective action to the department head and the Director of Administrative Services

g. Coordinate regular training programs for City personnel.

h. Prepare quarterly and annual reports for the Mayor on the performance of all City departments.

i. Develop effective communication with and serve as the City's liaison to, federal and state agencies, and local business associations and professional organizations.

3. The Mayor's Policy Director

The Mayor's Policy Director will work with the Mayor's Senior Advisor on Equal Rights and the Director of Administrative Services on policy direction and on the review of program implementation and compliance.

4. The Mayor's Senior Advisor on Equal Rights

The Mayor's Senior Advisor on Equal Rights, reporting to the Mayor, will oversee the Policy direction of the Order by the City. In addition, the Senior Advisor will serve on the Minority and Women Business Advisory Council.

5. The Purchasing Agent and the Director of the Office of Contract Management

The Purchasing Agent and the Director of the Office of Contract Management will play an essential role in the implementation of this Order. Among their responsibilities will be to:

a. Maintain a list of goods and services used by the City and inform minority and women vendors of potential contract opportunities.

b. Identify contract opportunities in which the City has traditionally underutilized minority and women business participation.

c. Take affirmative action to develop and encourage minority and women business participation.

d. Disseminate the "City Record" to minority and women business enterprise vendors.

6. The Deputy Director for Compliance and Enforcement

The Deputy Director for Compliance and Enforcement will monitor, implement and enforce the M/WBE plan for construction related contracts and comply with the provisions of the Ordinance creating the Boston Employment Commission. The Deputy Director will work with the State Office of Minority Business Assistance in certifying M/WBEs. The Deputy Director shall forward copies of all compliance and enforcement reports to the Director of Administrative Services, the M/WBE Coordinator and the Boston Employment Commission.

B. OPERATIONAL PLAN

1. The City will publish every two years, or more often as necessary, a City M/WBE Implementation Plan. The components of the City's Plan shall include, but not be limited to: (1) departmental requirements for submitting Implementation Plans and inclusion of these plans in the department's annual budget submission, (2) procedures to address grievances, (3) review of the vendor payment process, (4) procedures by which City departments and contractors document their good faith efforts to comply with this Order, (5) quarterly and annual reports, (6) outreach efforts to minority and women vendors, (7) training for appropriate City personnel, (8) guidelines for the uniform compilation and reporting of statistical M/WBE data, (9) development of appropriate contract language for implementing this policy, (10) enforcement procedures, and (11) maintenance of a list of eligible M/WBEs, a reference library of all sources to be used to locate M/WBEs, and the dissemination of such information to City departments.

2. The following factors are necessary requirements for departmental compliance with this Order:

a. Preparation of an annual departmental implementation plan, to be submitted with the budget, which includes, but is not limited to, goals, objectives, performance criteria and tasks for complying with the M/WBE program.

b. Effective coordination of departmental efforts with the M/WBE Coordinator in order to fully comply with this Order.

c. Maintenance of a reference list of M/WBEs for departmental contracts.

d. Documentation of good faith efforts to contact M/WBEs for bids.

e. Maintenance of records denoting M/WBEs contacted, the method by which they were contacted, and their responses.

f. Targeting of advertisements in areas likely to attract M/WBEs and the release of those advertisements in a timely manner.

g. Maintenance of copies of Invitations to Bid and Requests for Proposals.

h. Designation of the senior administration and finance staff person for each department, or the equivalent senior staff person in departments without administration and finance staff, to coordinate the development and implementation of the M/WBE program.

i. Submission of quarterly and annual reports, on a timely basis, to include the total number and dollar value of contracts awarded and expensed to M/WBEs and documentation of the methods used to ensure the full participation of M/WBEs. These methods may include promoting joint ventures, subcontracting, dividing large contracts into smaller units, establishing sheltered market programs, and the conducting of departmental training sessions.

j. Attainment of the required percentage of utilization of M/WBEs.

3. If a department is determined to be in noncompliance with this Order, the Minority and Women Business Advisory Council will be notified and progressive enforcement will be achieved by the following steps:

STEP 1

Departments shall submit Requests for Proposals and Requests for Bids, along with a list of vendors to be contacted to the Director of Administrative Services and to the M/WBE Coordinator five (5) days prior to distribution and/or advertisement.

STEP 2

Prior to the department's awarding of a contract, the

contract must carry the signature of the M/WBE Coordinator in addition to those required by State law, City Ordinance, or administrative regulations.

STEP 3

Prior to the awarding of a contract, the department will submit an analysis of the bid process to include the names of businesses contacted, name of business selected, and other information required by the M/WBE Coordinator. The analysis must be filed with the Director of Administrative Services and the M/WBE Coordinator to ensure that eligible M/WBE vendors had been contacted. If the M/WBE Coordinator determines that eligible M/WBE vendors were not contacted, the department may be required by the Director of Administrative Services to solicit new bids.

STEP 4.

At the direction of the Mayor, the contract award process will be handled by an internal awarding committee.

STEP 5

Any other action deemed appropriate which may include the Director of Administrative Services authorizing the City Auditor to encumber up to fifteen (15%) of that portion of a department's budget earmarked for contractual services.

C. MINORITY AND WOMEN BUSINESS ADVISORY COUNCIL

The Mayor shall establish a Minority and Women Business Advisory Council. The members, not to exceed eleven (11), will be appointed by the Mayor and will be composed of City officials and persons outside of the Administration. The City officials shall not exceed three (3) persons and shall consist of the Mayor's Senior Advisor on Equal Rights, the Mayor's Advisor on Women's Issues or a representative of the City's Women's Commission and the Mayor's Policy Director. The Council shall be chaired by a representative of the M/WBE community and shall be staffed by the M/WBE Coordinator.

The Mayor shall recommend to the City Council that Council Members shall be made Special Municipal Employees for the purposes of Massachusetts General Law chapter 268A.

Members shall be appointed or reappointed for three (3) year terms except that the initial members of the Council shall be appointed on a staggered basis with one-third of the Council's term expiring after three (3) years, one-third after two (2), and one-third after one (1) year.

The Council shall meet not less than monthly.

ARTICLE IV: DEFINITIONS

For the purposes of this Executive Order, the following definitions shall apply:

"CERTIFICATION", means the process by which a business enterprise meets the standards promulgated by the Compliance and Enforcement Divison of the Mayor's Office of Jobs and Community Services and the State Office of Minority Business Assistance.

"CITY", means the City of Boston.

"CITY DEPARTMENT", means those departments under the supervision of the Mayor or persons appointed by him, to include the Boston Public Library and the Department of Health and Hospitals.

"CONTRACT", means a legally enforceable agreement for the provision of supplies, labor, materials, services, construction, franchises, concessions, or leases granted by or on behalf of the City.

"CONTROLLED", means a business whose management policies and daily business operations are dominantly controlled by one or more Minority Persons or Women. Control shall include, but not be limited to, dominant control over:

1. the purchase of goods, equipment, business inventory, and services,

2. the hiring and firing of employees,

3. the corporate accounts and other financial affairs, and

4. solicitation and negotiation of contracts and the offering and acceptance or rejection of bids.

"ELIGIBLE CONTRACT DOLLARS", shall refer to the total dollar amount of contracts awarded or expensed as set forth under the provisions of this Executive Order and guidelines and procedures issued pursuant thereto.

"FISCAL YEAR", means the period from July 1 through June 30.

"IMPACTED AREA", means an area of the City where the proportion of minority residents is greater than the proportion of minority residents in the City as a whole, as determined by OJCS through the use of census data.

"MINORITY PERSON", means a citizen or legal resident alien of the United States who is Black, Hispanic, Native American, Asian or Cape Verdean, as defined by the Massachusetts State Office of Minority Business Assistance (SOMBA).

"MINORITY/WOMEN BUSINESS ENTERPRISE (M/WBE)", means a business which is owned, controlled, and managed by one or more Minority Persons or Women.

"OWNED", means a business which is at least fifty-one percent (51%) owned by one or more Minority Persons or Women.

1. In the case of a corporation, at least fifty-one percent (51%) of all classes of voting stock and/or interests of such corporation must be owned by one or more Minority Persons or Women.

2. In the case of a partnership, at least fifty-one percent (51%) of such partnership interest must be owned by one or more Minority Persons or Women.

3. In the case of a limited partnership, the Minority Persons or Women must act as general partners and own at least fifty-one (51%) of the general partnership interest of such limited partnership.

4. In the case of a joint venture, at least fifty-one percent (51%) of the controlling interest of such joint venture must be owned by one or more Minority Persons or Women.

5. In the case of a sole proprietorship, the Minority Person or Woman must own and control the business.

6. In any other form of business organization, one or more Minority Persons or Women must own at least fifty-one percent (51%) of the business.

7. An ownership interest held by one or more Minority Persons or Women shall not qualify as being an interest held by said Person(s) if an agreement, option, scheme, security interest, or document would, if exercised, result in less than fifty-one percent (51%) ownership of the business and/or dominant control of the business by one or more Minority Persons or Women.

ARTICLE V: GENERAL IMPLEMENTATION POLICY

A. This Executive Order applies to all City and County agencies. With respect to statutorily independent agencies, every effort will be made to secure adoption and compliance with this Executive Order.

B. In order to assure total compliance with this Order, all department heads, managers, supervisory personnel, and appointing authorities are to cooperate to the fullest in carrying out the systems and procedures for proper implementation, reporting and enforcement of this policy.

C. Promulgated in conjunction with this Executive Order is a Implementation Plan which shall take effect immediately.

D. This Executive Order is subject to review by the Mayor on an annual basis to reassess the continuing desirability a viability of the program.

This policy is effective immediately, and is intended to supersede the Executive Order of July 1, 1978 relating to Minority Business for the City of Boston. It shall remain in effect until its objectives are met.

Raymond L. Flynn

Raymond L. Flynn, Mayor

4/17/87

Date

Councillor Bruce J. Bolling

CITY OF BOSTON

IN THE YEAR NINETEEN HUNDRED AND EIGHTY SEVEN

AN ORDINANCE

PROMOTING MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES IN THE CITY OF BOSTON

Be it ordained by the City Council of Boston, as follows:

SECTION 1: FINDINGS

WHEREAS, neither minority nor women owned businesses have be able to participate in an equitable manner in the receipt of City contracts due to the continuing effects of past discrimination within the City of Boston; and

WHEREAS, these past practices have resulted in the underrepresentation and underutilization of minority and wom owned businesses in the receipt of City contracts; and

WHEREAS, nondiscrimination alone in the awarding of City contracts is not sufficient to remedy the continuing effects these past practices, the need exists for affirmative steps be taken to ensure that both minority and women owned businesses are utilized by the City to a more substantial an equitable extent; now

THEREFORE, the City declares and finds that based on the existence of historical and existing discrimination against both minority and women owned businesses, this ordinance is

necessary to ameliorate the continuing negative impact of s
discrimination in order to ensure the full participation of
both minority and women owned businesses as competitive ven
in the City's contractual process. This ordinance is there
declared to be in the public interest.

SECTION 2: DEFINITIONS

"Certification", the process by which a business enterprise
meets the standards promulgated by the Compliance and
Enforcement Division of the Mayor's Office of Jobs and
Community Services ("OJCS") and the State Office of Minority
Business Assistance ("SOMBA").

"City", the City of Boston.

"City Agencies and Departments", those agencies and departme
under the supervision of the Mayor or persons appointed by h
to include the Boston Public Library and the Department of
Health and Hospitals.

"Contract", a legally enforceable agreement for the provisio
of supplies, labor, materials, services, construction,
franchises, concessions, or leases granted by or on behalf o

the City.

"Contract Dollars", the total amount appropriated for the a
of contracts by City departments in each fiscal year, excep
those contracts in which the City has no discretion in choos
its contractor or those contracts in which the City has
discretion in choosing its contractor but there are no minor
or women businesses who can provide the service.

"Controlled" means a business whose management policies and
daily business operations are dominantly controlled by one o
more minority persons or women. Control shall include, but
be limited to, dominant control over:

1. the purchase of goods, equipment, business inventory and services,
2. the hiring and firing of employees,
3. the corporate accounts and other financial affairs,
4. solicitation and negotiation of contracts and the offering and acceptance or rejection of bids.

"Fiscal Year", the period from July 1 through June 30.

"Impacted Area" means an area of the City where the proporti
of minority residents is greater than the proportion of

minority residents in the City as a whole, as determined by OJCS through the use of census data.

"Minority Person", a citizen or legal resident alien of the United States who is Black, Hispanic, Native American, Asia Cape Verdean, as defined by SOMBA.

"Minority/Women Business Enterprise (M/WBE)", means a certi business which is owned, controlled, and managed by one or m minority persons or women who are citizens or legal resident aliens of the United States.

"Office of Jobs and Community Services (OJCS)", an agency within the Mayor's Office as created by Executive Order date November 15, 1985.

"Owned" means a business which is at least fifty-one percent (51%) owned by one or more minority persons or women.

In the case of a corporation, at least fifty-one percent (51%) of all classes of voting stock and/or interests of such corporation must be owned by one or more minority persons or women.

In the case of a partnership, at least fifty-one percent (51%) of such partnership interest must be owned by one

more minority persons or women.

In the case of a limited partnership, the minority pers or women must act as general partners and own at least fifty-one percent (51%) of the general partnership inte of such entity.

In the case of a joint venture, at least fifty-one perc (51%) of the controlling interest of such joint venture must by owned by one or more minority persons or women.

In the case of a sole proprietorship, the minority pers or woman must own and control the business.

In any other form of business organization, one or more minority persons or women must own at least fifty-one percent (51%) of the business.

An ownership interest held by one or more minority pers or women shall not qualify as being an interest held by said persons if an agreement, option, scheme, security interest, or document would, if exercised, result in les than fifty-one percent (51%) ownership of the business and/or dominant control of the business by one or more minority persons or women.

"State Office of Minority Business Assistance (SOMBA)", a division of the State Department of Commerce responsible fo developing programs to ensure the inclusion of minorities a women in state and local purchasing and construction contracting.

SECTION 3: POLICY AND STANDARDS

A. Policy

It is the policy of the City of Boston to encourage, assist provide substantial opportunity for minority owned and for women owned businesses to participate in the receipt of City contracts.

B. Standards as to Contracts for Goods and Services.

Upon implementation of this ordinance, a minimum of fifteen percent (15%) in the procurement of all goods and services shall be supplied by certified Minority Business Enterprises (MBEs), and a minimum of five percent (5%) in the procuremen of all goods and services shall be supplied by certified Wome Business Enterprises (WBEs), out of the contract dollars awarded by the City during each fiscal year.

C. Standards as to Construction Contracts.

Upon implementation of this ordinance, a minimum of fifteen percent (15%) of the total contract dollar value of each construction related contract awarded by the City during eac fiscal year shall be awarded to certified MBEs. The fifteen percent minimum shall be increased to thirty percent (30%) o the total contract dollar value of each construction related contract let within an impacted area.

A minimum of five percent (5%) of the total contract dollar value of each construction related contract awarded during e fiscal year shall be awarded to certified WBEs.

If a department determines that circumstances exist which prevent it from meeting the percentages, such department may request an exemption. All requests of this nature shall be subject to the written procedures governing the implementatio and enforcement of this ordinance.

SECTION 4: MINORITY AND WOMEN'S BUSINESS OUTREACH

The Minority/Women Business Enterprise Coordinator within the Purchasing Division of the Administrative Services Department

shall assist City departments in locating qualified minority and women vendors through effective outreach to appropriate businesses and organizations, in accordance with procedures to be developed, and through the development of a listing of minority and women vendors, to be published on an annual basis.

SECTION 6: POLICY IMPLEMENTATION

The Mayor shall develop and issue written procedures governing the implementation and enforcement of this ordinance which procedures shall include the establishment of a Minority and Women Business Advisory Council. Members of the Advisory Council shall be special municipal employees for the purpose of Chapter 268A of the Massachusetts General Laws. Copies of this ordinance shall accompany such written procedures and be disseminated to all City staff charged directly or indirectly with the procurement process. All necessary training and orientation shall be provided to supplement staff understanding of these measures. All directors of City departments and agencies shall ensure the fullest cooperation in carrying out the systems and procedures which ensure implementation and

enforcement of this ordinance.

SECTION 6: COMPLIANCE AND ENFORCEMENT

All City Departments shall make every effort to comply with this ordinance either through contracts awarded by the individual department or agency or through Administrative Services acting on the behalf of such department or agency. the extent deemed necessary to achieve the legitimate objectives of the program, and where legally permissible, the program initiatives may include:

1. promoting joint ventures between M/WBEs and non-M/WI where a M/WBE partner is responsible for a clearly defined portion of the work to be performed, and shares in the ownership, control, management responsibilities and profits of the joint venture.
2. requiring prime contractors to subcontract a minimum amount of work on projects to M/WBEs.
3. dividing large contracts into smaller units to offer opportunities for M/WBEs.

4. encumbering a portion of a City department's contra
dollars for M/WBEs, and/or creating a program in wh
certain categories and/or amounts of contracts are
specifically designated for competitive bidding by
certified M/WBEs.

The Director of Administrative Services shall be responsible for monitoring and enforcing this ordinance.

1. The Director of Administrative Services shall monitor thi ordinance by the following methods:

(a) establishing periodic reporting procedures;

(b) requiring explanatory narratives if the percentage requirements of this ordinance are not met; and

(c) any other action deemed appropriate.

2. In the event that a City department does not attain the percentages stated in Section 3 due to the department's fail to follow any of the steps outlined in the written procedures governing the implementation of this ordinance, the Director Administrative Services may do any or all of the following:

(a) require the offending department to submit, for subsequent bids, an analysis of the bid process to the M/WBE Coordinator; and

(b)require the offending department to obtain the signat of the M/WBE Coordinator before awarding a contract; and

(c) any other action deemed appropriate, including encumbering a portion of a City department's contract dollars for M/WBEs, and/or creating a program in which certain categories and/or amounts of contracts are specifically designated by the department head, subject the approval of the M/WBE Coordinator and the Director o Administrative Services, for competitive bidding by certified M/WBEs.

3. Businesses contracting with the City shall fulfill the M/WBE participation commitments submitted with their bid proposals and maintain records required or reasonably necess for monitoring their compliance. In the event of noncompliac by businesses contracting with the City, remedies may include any or all of the following:

(a) termination of the contract;

(b) withholding all or part of the payment until the finding of noncompliance is resolved;

(c) subsequent disqualification of the business from eligibility to receive contracts from the City for a specified period of time; and

(d) any other action deemed appropriate and within the discretion and authority of the City.

4. With respect to statutorily independent agencies, every effort will be made to secure adoption and compliance with t ordinance through a memorandum of agreement, or any other legally enforceable agreement, negotiated between the City a said agencies, wherein said agencies shall agree to promulga regulations which will effectuate this ordinance.

SECTION 7: CITY OF BOSTON CODE

This ordinance may be placed in the City of Boston Code and appropriately numbered by the City Clerk.

SECTION 8: SEVERABILITY

The provisions of this ordinance are severable and if any provision, or portion thereof, should be held to be unconstitutional or otherwise invalid by any court of compet jurisdiction, such unconstitutionality or invalidity shall n affect the remaining provisions which shall remain in full force and effect.

SECTION 9: EFFECTIVE DATE

This ordinance shall take effect upon passage and shall expi ten years after its effective date provided that within five years the Mayor and the City Council shall review the Findin of this ordinance and if they determine that the purposes as identified in Section 3(A) have been achieved, they shall ac to repeal the ordinance at that time.

In City Council DEC 30 1987
Passed

Approved DEC 31

AFFIRMATIVE MARKETING PLAN

RAYMOND L. FLYNN, MAYOR

PUBLIC FACILITIES DEPARTMENT

TO: Cyndi Kobert
FROM: Mary Knasas
DATE: May 27, 1988
RE: Compliance of Mission Hill Artist Housing Corporation with Fair Housing Plan

This memo verifys that the developer, Mission Hill Artist Housing Corporation, has complied with their Affirmative Marketing Plan for Parker Street as approved in July 1987. In addition to the original plan, the artists/developers expanded their minority outreach efforts in order to increase their contact with artists of color.

Please find attached for your records all documentation submitted by the developer to verify compliance with the plan as well as additional efforts undertaken to select visual artists for this project.

cc: Judy Romano

the Artists Foundation

MEMORANDUM

To: Mary Knasas

From: Leonie Gordon

Re: Mission Hill Live/Work Space

cc: Ron Rothman, Jero Nesson

Date: June 5, 1987

An announcement in the form of a press release was sent to the 50 odd Boston area news outlets on the list I gave you. We know for sure that the announcement ran in The Globe, The TAB, The Ledger, The Jamaica Plain News, and Art New England; Sampan showed surprisingly little interest, even when pressed a second time around; the two Spanish newspapers would run it only if it were in Spanish (beyond our present capabilities); and the Bay State Banner finally agreed to run it, sat on it for two issues, promised to run it on Thursday, June 4 -- already past the deadline -- and then did not run it!

By far our best results came from our own outreach channels. Martin Espada, the Artists Foundation's Outreach Coordinator, responsible for increasing the visibility of the Artists Foundation's fellowship and other programs, as well as the Technical Assistance Program (providing artists of color with free slides, audio and video tapes of their work) has carried the announcement of the Mission Hill Live/Work Space Project out into the field through his extensive networks. The response he received was an expression of interest mixed with disappointment that most artists could not afford this offer and its downpayment, despite its obvious long-term financial benefits.

We held a public meeting at City Hall on the evening of April 23rd, attended by over 50 artists including several artists of color. We also continued to post the announcement at various artists' studios (e.g., The Piano Factory Guild) and arts-focused noticeboards (e.g., the Massachusetts Council on the Arts and Humanities). Through word of mouth the opportunity has become known to a large number of people. I have had over 100 phone inquiries, sent out 100 application forms (see attached) and received 30 firm applications. We are extremely pleased with the response.

Of the 30 applications (representing 47 people total):

24 (40 people) are Boston residents

4 (9 people) are Mission Hill residents

3 (5 people) are minority applicants

1 is a veteran.

Affirmative Marketing Plan

HUD Logo

Efforts were made to secure advertising space in the Bay State Banner, the Sampan, and El Mundo in the week of June 22-26. In the case of the Sampan, our press relations officer was informed that the HUD logo was available at the newspaper offices and would be used; likewise in the case of El Mundo. The advertising office at the Banner could not be reached by either myself or Mary Knasas before the deadline. Only El Mundo used the logo as requested. Nevertheless, applications have been received in response to the Banner and Sampan ads; no applications have been received to date (July 15) as a result of the ad's appearance in Spanish in El Mundo.

REAL ESTATE

LIVE/WORK SPACE FOR ARTISTS

New construction on Mission Hill. Up to 1,500 sq. ft. Approx. unit cost $65,000. Need 10% down. Visual artists only.

Contact: Leonie Gordon, The Artists Foundation, 110 Broad Street, Boston (617) 482-8100, by July 10.

Equal Housing Opportunity. City of Boston Assisted

WOLLASTON MANOR

91 Clay Street, Quincy, Mass. 02170
Tel. 773-2293

Beautiful, efficiency and one bedroom units with garbage disposal and air conditioner. Short walk to MBTA, near stores. **Elderly and handicapped are urged to apply — anticipated vacancies in the future.**

Financed by the Massachusetts Housing Finance Agency

MODERN 5 BEDROOM

Central Square, Cambridge, T accessible, self-cleaning oven, frost-free refrigerator, $875 month, heat & hot water included, HUD, Section 236 income guidelines:

7 persons @ $35,500
8 persons @ $37,400
9 persons @ $39,300

Applications will be taken at THE ABRAMS MANAGEMENT COMPANY, INC., 621 COLUMBUS AVENUE (REAR), BOSTON, MA 02118, 424-1300.

Financed by M.H.F.A. Equal Housing Opportunity

4 BEDROOM

Central Square, Cambridge, T accessible, self-cleaning oven, frost-free refrigerator, $750 month, heat & hot water included, HUD Section 236 income guidelines:

4 persons @ $29,900
5 persons @ $31,750
6 persons @ $33,650

Applications will be taken at THE ABRAMS MANAGEMENT COMPANY, INC., 621 COLUMBUS AVENUE (REAR), BOSTON, MA 02118, 424-1300.

Financed by M.H.F.A. Equal Housing Opportunity

ELDERLY/HANDICAPPED HOUSING PROGRAM

The following Housing Authorities are seeking applications for their Elderly/Handicapped Housing Program from qualified applicants for State-Aided Housing. Minority individuals are encouraged to apply.

HELP WANTED

MA COMMITTEE ON CRIMINAL JUSTICE

We are seeking a **Policy/Program Analyst.** Require proficiency in writing, analysis research, project management and oral communications. Bachelor's degree, preferably master's or equivalent work experience. Criminal justice background preferred. Salary: $22,500.

Send resume and writing sample to by June 30, 1987:

MA Committee on Criminal Justice
100 Cambridge Street, 21st Floor
Boston, MA 02202

EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

CAREER GROWTH

MANAGEMENT REPRESENTATIVE/ HOUSING SPECIALIST (3 positions)

Responsible for providing assistance to, and regulation of, the management systems for administrative, fiscal affairs, and capital improvements for local housing authorities (LHAs). Will monitor for compliance with State Statutes, regulation, policies, and all procedures governing management of State-aided public housing developments. Will perform periodic on-site visits and management reviews of LHAs; coordinates all Department programs with LHAs and assume responsibility for special projects. Must attend occasional night meetings.

Bachelor's degree with experience in local public housing management, the administration of state-aided housing programs, or closely related areas strongly preferred. Ability to communicate effectively both in writing and verbally. Must work independently and be able to provide technical assistance and evaluation.

SALARY: $23,907 to $30,974

Send resume and cover letter to:

Executive Office of Communities and Development
Personnel Office, Dept. CCTI
100 Cambridge Street, Room 1303
Boston, MA 02202

THE EXECUTIVE OFFICE OF COMMUNITIES AND DEVELOPMENT IS AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER

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EDUCATIC
COORDIN.

Federated Family Daycare is seeki Educational Coo with a B.A. or Associates Degr Early Childhood Education to wo our daycare pro Fringe Benefits; 17,500. Send re

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Federated Fami
Daycare
649 Washingto
Dorchester, MA

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Get a headsta cutting, colon ranteed start tions available ***Shephard, 5 Ma. Call 28.***

Headquarters is un to apply.

醫院與職訓中心合辦
亞裔醫護專業
今秋開設訓練

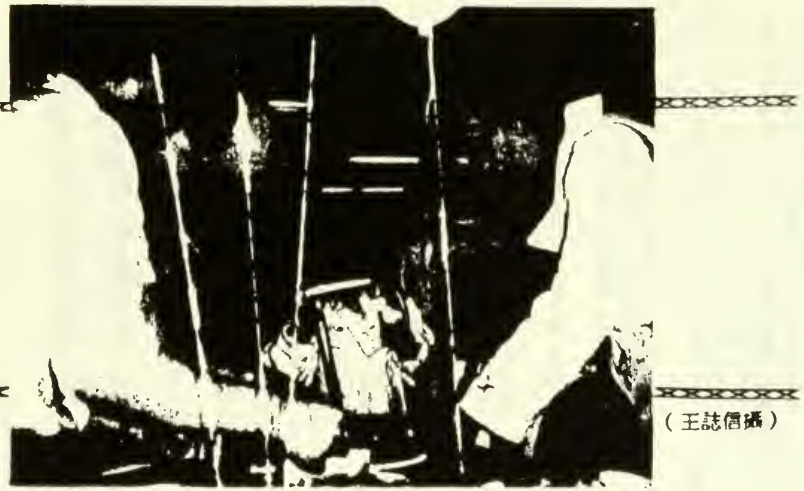
長有關註冊護士訓練，目前已有八十人才，今後將有機會一展所長了。

社區福利服務中心與華埠職業訓練中心COTC聯合開設專業訓練班課程，提供多種不同的醫護工作機會。

COTC行政主任艾大衛指出：不少華裔人士本具醫療工作訓練甚至已擁有專業訓練資格，但在美國未獲承認，除以爲憾。這課程旨在提高學員英文水準，及教授醫療健康知識。十二個星期的訓練計劃裏，每半時間是在醫院實習。

訓練對象包括助護、藥劑及食療法技師等職位。

這項訓練計劃會舉辦三期訓練班，每班十二個星期，合共可訓練六十五名學員。



（王誌信攝）

華人佈道會兒童嘉年華會盛況。是日天雨，改在室內舉行，然而孩童仍然踴躍參加，興高采烈。

Celebrants enjoy treats at the Boston Chinese Evangelical Church Children's Fair last Saturday

****

好去處

【大波士頓中華文化協會】

七月十日（星期五）文藝座談會，在該會活動中心舉行。由台灣名作家蘇偉貞主講。查詢請電二三七～四六八〇（黃紹光、張鳳）。

七月十五日（星期六）張家芸慶生。文協租備四十座校車接送（長青會員優先）。採菜之外並在張家餐館午餐。費用約十五元（多退少補），報名請於七月十日前電知吳漁（三五八～八五六）。

Bay Tower Apartments
South Boston — 268-4821

Section 8 Housing one, two & three bedrooms. Qualified elderly and families welcome to apply for waiting list.

Equal Housir.g Opportunity. MB MGT. CORP.

Academy Knoll Malborough

Now accepting applications for one and two bedroom apartments at affordable rents. Convenient location to Route 495.

Equal Housing Opportunity

Call 481-2330

Applications for Elderly Housing

We are now accepting applications for our waiting lists. We have 1- and 2-bedroom apartments for elderly (62 and over), disabled and handicapped persons. Rents are based on 30 percent of qualified individual's annual income.

Please direct your inquiries to: (1) Bridle Path Apartments, 164 Bittersweet Lane, Randolph, MA 02368 986-7831

(2) Cefalo Memorial Complex, 245 W. Wyoming Avenue, Melrose, MA 02176 662-0223

MB Management Corporation
Financed through Mass Housing Finance Agency

Live/Work Space for Artists

New construction on Mission Hill. Up to 1,500 sq. ft. Approximate unit cost $65,000. Need 10 percent down payment. Visual artists only.

Contact: Leonie Gordon
The Artists Foundation
110 Broad Street, Boston
(617) 482-8100, by July 10

Equal Opportunity Employer

City of Boston assisted

Visa: stampida unista

ituación creada el Miércoa semana pasada en las iones de la embajada fran la capital cubana y la de de decenas de personas el recinto diplomático, ac-

en Actual jo Estado

nzado recientemente por el mbro del Consejo de estado evolucionarias, el Presidenínguez.

Partido Comunista Cubano o de sus funciones por "uso tilización de su cargo para

es destituido por esos mode la Unión de Jóvenes Co al del Partido y, desde hace

da Común entina

facilitar el intercambio bilavisita de tres días que cumo José Sarney, entre el 16 y

azeta Mercantil", funcionana en Río de Janeiro duranlad de la firma de acuerdos industria automovilística y

n del nuevo encuentro entre ciaron un ambicioso programuguay y pretende ser el emmericano.

de dos semanas después del ruano Alan García, el día 3 Maldonado, fronterizo con

de Julio, y sostendrá un alo Raúl Alfonsín, en el que rgentina, Dante Caputo, y o unprograma marcado por s diplomáticos a la crecienpaíses.

Bariloche, y program un pante el cual debatirán temas

el castillo de El Mesidor, en entre los dos Presidentes y el Country Club Cumelén.

URALIZACION

tualizan un problema de compleja solución.

Grupos de personas se congregaron ese día en las proximidades de la misión gala al propagarse el rumor de que la Cancillería concedía con facilidad visados y que habían sido retirados los centinelas de vigilancia exterior.

El rumor no se correspondió con la realidad y funcionarios franceses precisaron que no se han modificado las condiciones establecidas para la obtención del visado.

La suspensión del acuerdo migratorio suscrito por Cuba y Estados Unidos el 14 de Diciembre de 1984 complicó la situación de aquellos que vieron en el convenio la solución para sus propósitos.

El 20 de Mayo de 1985, como protesta por la salida al aire de la emisora anticastrista Radio Martí, Cuba anuló el acuerdo, que establecía la concesión de 20,000 visados anuales de entrada en Estados Unidos a cambio de la repatriación a la Isla de 2,700 "marielitos indeseables".

Cancelado el acuerdo, Estados Unidos volvió a la tramitación ordiaria de visados, más restrictiva, y, posteriormente, con la mediación de los obispados norteamericano y cubano, se aprobaron permisos de salida periódica para varios cientos de ex presos.

Funcionarios de inmigración de Estados Unidos se encuentran en La Habana, donde se han entrevistado con portavoces eclesiásticos y oficiales, a fin de delimitar una lista de aproximadamente 350 presos o ex presos de carácter político y sus familiares que podrían emigrar de Cuba.

Sin embargo, las mayores dificultades para conseguir la documentación necesaria corresponde a los ciudadanos cubanos no incluidos en las categorías establecidas por Estados Unidos y por la mayoría de las embajadas occidentales acreditadas en La Habana.

Por lo general, la concesión de visados se efectúa en función de que el solicitante tenga familiares más o menos directos en el país que los acoje, sea preso o ex preso o, en casos especiales, que determinan las respectivas naciones.

Este colectivo de cubanos que quiere abandonar el país, cuyo número es difícil de calcular, permanece atento a las posibles vías de salida y es sensible a los rumores que apuntan a nuevas puertas de acceso al visado.

Las autoridades cubanas exi-

Gerente De Ecuatoriana Afirma Es Imposible Control Narcotraficantes

El gerente de la empresa estatal Ecuatoriana de Aviación, Eduardo Emanuel, declaró que es imposible controlar a los narcotraficantes que por intermedio de esa línea aérea envían drogas a los Estados Unidos.

"Ecuador ya está en la lista del narcotráfico", dijo Emanuel al informar de una serie de medidas que se adoptarán en los aeropuertos ecuatorianos para evitar que las bandas de narcotraficantes utilicen a la compañía para sus envíos de cocaína.

La semana pasada fueron transportados en una nave de pasajeros de Ecuatoriana de Aviación 55 kilógramos de cocaína que fueron confiscados en Miami. El avión quedó requisado hasta que la compañía pague una multa de alrededor de dos millones de dólares.

Las autoridades de la Florida acusaron a funcionarios de la empresa estatal ecuatoriana de estar presuntamente involucrados en el transporte de la droga.

Es la tercera vez que un avión de la compañía ecuatoriana es acusado de transportar cocaína.

Considerado hasta hace poco un país "puente" para el narcotráfico entre Bolivia, Perú y Colombia hacia los Estados Unidos, Ecuador es considerado ahora como uno de los cuatro países mayores productores de pasta de cocaína.

"Cualquier nave puede ser víctima de los narcotraficantes", dijo Emanuel al defender la posición de la compañía y rechazar las acusaciones de las autoridades norteamericanas.

Explicó que desde hace algún tiempo se han despertado las sospechas sobre el narcotráfico desde este país hacia los Estados Unidos y aclaró que también se sospecha ahora de compañías como Eastern, Pan American, Aeroperú y otras cuyo vuelo tenga origen en el Ecuador.

Dijo que este nuevo episodio afectará considerablemente al turismo ecuatoriano y al comercio exterior.

Dijo que los productos de exportación ecuatorianos serán rigurosamente revisados por las autoridades norteamericanas lo que afectará a la exportación de flores y de alimentos perecibles como los productos del mar.

Recientemente se denunció también del hallazgo de cocaína escondida en artículos de artesanía.

Para evitar nuevos envíos de cocaína hacia los Estados Unidos, la empresa ha ordenado a los agentes de operaciones de vuelo que revisen "uno por uno" los paquetes para identificar su procedencia y su destino.

CLASIFICADOS

ESPACIO PARA VIVIR/TRABAJAR PARA ARTISTAS

Nueva vivienda en Mission Hill.
Hasta 1,500 pies cuadrados. Costo aproximado por unidad $65,000.00. Se necesita 10% de depósito.
Artistas visuales solamente.
Contacte a: **Leonie Gordon**
The Artists Foundation
110 Broad Street, Boston
(617) 482-8100
Plazo: 10 de Julio
Asistida por la Ciudad de Boston

FYI 4-99 Globe

1987

maginary spaces

ant landscapes. The painting are defined scernible lines – like they shape the paint emain nearly trans- elves, creating the ef- al different perspec- nultaneously.

and Again," the most big paintings, shows or with a narrow win- d. Tearing down the bright turquoise form ly shape suggests a l flying at top speed. ndling is light, brushy – no goopy paint- her. The whole paint- ave been made from floor of this other- e is made of pools of ale colors suggesting The window opens grey-white light. What emains a mystery.

aller works on paper, e "Song from the particularly beautiful, nomical presentation e of birches. Quick lit- ack lined up vertically es of bark and, by in- entire tree. Once in a y's imagination falls. s accomplished but se- sed of all-too-readable bands of meadow, tains and sky.

□

s locates the viewer of atercolor paintings panoramas. We feel ing on a high hill, or zing by in a helicop- ho lived in Boston in s, now teaches at Vir- echnic Institute; his at the Boston College , 885 Center St., New- h April 16. There's a zzy excitement in his : Convergence of Riv- h presents a flaring bouquet of buildings flanked by two mighty rivers. The skyscrapers in the foreground angle outward; the land mass of the composition narrows as it recedes. The play of space is tense, with the architecture just barely contained by the squeezing rivers. The color is bold: Kass goes for stained glass hues applied in energetic bursts. And he gets an unusual brushiness out of his fluid medium, which he uses in streaky sunrises, buildings blurred by distance, cars made of dots and dashes zipping along a narrow canyon of a street, skies and seas made of striations resembling wood grain.

□

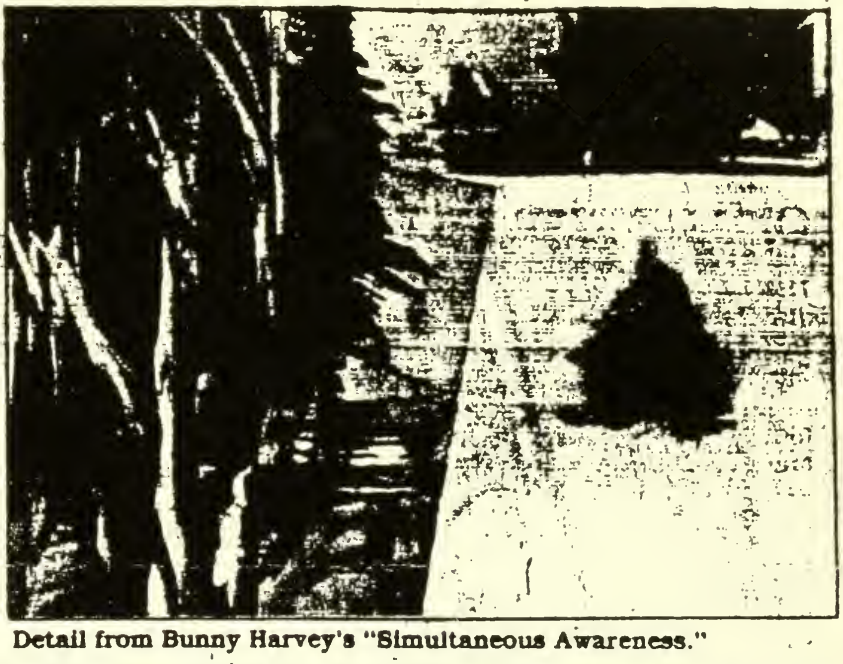
The three Boston artists exhibiting works on paper at the Newton Arts Center through April 12 all use line to discipline their compositions. In Roselyn Karol Ablow's fractured spaces linear pyramids, zigzags, and angles shoot through hazy clouds of color, evaporating into nothingness before they meet. There is no sense of what holds everything together in these weightless abstractions. Although some of Ablow's works have a bright, circus quality, for the most part they look like the serious and determined abstractions of an era when abstraction had to fight for a place in art.

Nan Freeman constructs pieces around long, sweeping, gestural arcs that might describe the path of a ballerina's leg lifted in arabesque. Her abstract "The Demoiselle" is a cool forest of smudgy black and white at the left, growing into rich tones, including a metallic gold, on the right. The arcs form veils of overlapping colors that explode like fireworks in some passages and lead us back into deep space in others. Freeman has also done a series of figurative works, less cool and controlled than the abstractions. Here, the arcs describe storm-tossed, theatrical backdrops which push the robust figures out toward us with a baroque exuberance. This shipwreck series, collectively called "Disappearance of Captain Frankland," seems to describe an event of mythic proportions. Freeman explains that Frankland was "a real historical figure of no historical importance," an 18th century British sea captain. These paintings have a tongue-in-cheek quality and a buoyancy Freeman avoids in the abstract works.

In Alexandra Antic's works dotted lines – like those painted on highways – describe loose grids that organize bold landscapes on rough-edged, asymmetrical papers. Some of the scenes have a two-dimensional bluntness that is a cross between a patchwork quilt and a Matisse cutout. There is an endearing quality here, exemplified in the sweet little tree growing sideways out of a slope in "The Magic Mountain."

□

The Artists Foundation is looking for visual artists in need of low-cost live/work space, to fill a planned new building in the Mission Hill area of Boston. There will be 12 to 15 units with studio and living spaces for professional working artists, preferably of low or moderate income. The project director is Jero Nesson, who has, over the past few years, acted as knight in shining armor to Boston's displaced artists. For information, call Leonie Gordon at the Artists Foundation before April 17. The number is 482-8100.



Detail from Bunny Harvey's "Simultaneous Awareness."

FILM TIMES

Allston: "Hannah and Her Sisters," 1:45, 7:15, 9:30; "Radio Days," 1:15, 7:30, 9:45

Assembly Square: "Police Academy, Part IV," 12:45, 3, 5:10, 7:40, 9:50; "Blind Date," 12:45, 3, 5, 7:35, 9:45; "Platoon," 12:30, 2:50, 5:10, 7:30, 10; "Tin Men," 12:45, 2:50, 5, 7:30, 10; "Burglar," 1, 3:10, 5:15, 7:45, 10; "Lethal Weapon," 12:45, 2:55, 5, 7:30, 9:45; "Angel Heart," 12:30, 3, 5:15, 7:40, 10; "Hoosiers," 12:30, 2:50, 5:10, 7:40, 10; "Nightmare on Elm Street, Part III," 1:15, 3:15, 5:15, 7:40, 10; "Mannequin, 1, 3:10, 5:10, 7:50, 9:50; "Black Widow," 1, 3:10, 5:15, 7:45, 10; "Outrageous Fortune," 1:15, 3:30, 5:40, 7:50, 10

Beacon Hill: "Mannequin," 1:10, 3:15, 5:15, 7:20, 9:20; "Star Trek IV," 1, 3:25, "Crocodile Dundee," 5:45, 7:45, 9:50; "Nightmare on Elm Street, Part III," 1:15, 3:30, 5:35, 7:45, 10

Brattle: "Re/Visions: Explorations in Contemporary Cinema" (a festival), through today, with "Toute Une Nuit" at 6:30, "Faces of Women" at 8:15; "Passion" at 10:15 p.m.

Charles: "Police Academy, Part IV," 1:30, 3:30, 5:30, 8, 10; "Angel Heart," 1, 3:20, 5:55, 7:50, 10, "Outrageous Fortune," 1:30, 3:30, 5:30, 10

Cheri: "Blind Date," 1:15, 3:15, 5:15, 7:45, 9:45 "Raising Arizona," 1:30, 3:30, 5:30, 7:45, 9:45 "Tin Men," 1:15, 3:30, 5:45, 8, 10

Chestnut Hill: "Blind Date," 1:10, 3:20, 5:25, 7:35, 9:45; "Raising Arizona," 1:30, 3:30, 5:25, 7:25, 9:40; "Burglar," 12:30, 2, 5:10, 7:45, 10; "Angel Heart," 12:30, 2:50, 5, 7:30, 10; "Outrageous Fortune," 1, 3:15, 5:20, 7:30, 10

Cinema 57: "Burglar," 1, 3:15, 5:30, 7:45, 10; "Lethal Weapon," 12:5[illegible], 3, 5:15, 7:30, 9:45

Circle: "Hoosiers," 12:15, 7:20, 9:55, "Black Widow," 1, 7:40, 10; "Platoon," noon, 7:25, 10, "Police Academy, Part IV," 12:45, 7:35, 9:45, "Lethal Weapon," 12:30, 7:30, 9:50

Coolidge Corner: [illegible], 7:50, "Lily Tomlin," 5, 7:00, 8:20

Copley Place: "[illegible] Woman or Two?" 10:15 a.m., 1, 3, 5, 7, 9, 10, "Radio Days," 10:1[illegible]

MOVIE GUIDE

BROOKLINE

COOLIDGE CORNER 1 & 2 734-2500
"★★★★ Rich & Deeply Felt"—BOSTON GLOBE
1. "ZAPPA" 6:00-7:55-9:50
"Tough-out foul-humored"—VILLAGE VOICE
2. "LILY TOMLIN" 6:00-7:45-9:30

CAMBRIDGE

[illegible] 263-8372
[illegible] 7:00-9:00
[illegible] PG 7:00-9:00
[illegible] 7:00-9:00
[illegible] 7:00-9:00

[illegible]TON

[illegible] MASS. AVE. 547-4300

EAST MILTON

CINEMA ALL SEATS $2.50 698-2335
"RADIO DAYS" PG 7:00-9:00

WEST NEWTON

WEST NEWTON CINEMAS 1-4 — 1296 Wash. St., Rte. 16 964-6436
"MY SWEET LITTLE VILLAGE" 7:15-9:30
"TIN MEN" (Screen 2) 7:00-10:0
"TIN MEN" (Screen 3) 7:35-9:4[illegible]

Telephone contacts made:

Noel Johnson, Office of Arts and Humanities October26

Nefertiti Burton Middle Passages October 27

Harriet Kennedy Museum of AfroAmerican Artists attempted

Correspondence:

Will be recieving updated list of Middle Passages

Letter sent to Alliance Hispania with applications

List of minority artists who attended lecture on Artists Housing in June at the Mass College of Art recieved from Noel Johnson- calls to these artists are currently being made and a log will be sent to you

Personal outreach continues to be made by group members to minority artists, through direct contact and contact of gallery owners who exhibit the work of minority artists.

October 16, 1987

To Whom It May Concern:

Please find enclosed applications for membership in the Mission Hill Artists Project. We are seeking interested individuals in the visual arts community in the Boston area. Our group currently has a few openings and is in the process of reaching out to artists who are in need of live/work space. If you could post this letter and applications in your group it would be greatly appreciated. I will look forward to hearing from any interested parties.

Sincerely yours,

Colleen Hunter

Colleen Hunter
Mission Hill Artists Group

Send replies to: Colleen Hunter
1126 Boylston Street #700
Boston MA 02215
266-0051

AFFIRMATIVE MARKETING PLAN

FORM 1: PROJECT MARKETING PLAN

I. PROJECT DESCRIPTION

1. Developer Name and Address: Artists Foundation

110 Broad Street, Boston, MA 02110

2. Telephone Number: 482-8100

3. Property Address: 782-98 Parker Street

Boston, MA 02120

4. Project Income Description:

NUMBER OF UNITS	LOW INCOME	MODERATE INCOME	MIDDLE INCOME	MARKET RATE
Rental				
Owner		12		
Other				
T o t a l		12		

5. Development Type: (Circle appropriate categories)

New Construction Rehabilitation Adaptive Reuse

II. MARKETING PLAN

1. List the media to be used to advertise the availability of housing.

Name of Media	Racial/Ethnic Identification of Market	Timetable
1. Boston Globe	majority newspaper	April 9, 1987
2. Bay State Banner	minority " (black community)	June 25, 1987
3. El Mundo	minority " (Hispanic ")	June 26, 1987
4. Sampan	minority " (Asian ")	June 26, 1987
5. The TAB	majority "	April 14, 1987
6. The Ledger	majority "	
7. Jamaica Plain News	majority/minority newspaper	April 14, 1987
8. Art New England	majority monthly	May issue, 1987

2. List community contacts:

Community Contact	Racial/Ethnic Identification of Market	Timetable
1. Liz Brown, Director Harris-Brown Gallery	African-American artists	June 15-July 10
2. Barry Gaither National Center of Afro-American Artists	" " "	June 15-July 10
3. Jose Masso Governor's Office	Latin-American community	June 15-July 10
4. Dana Chandler AMART, Northeastern U.	minority artists	June 15-July 10
5. Elma Lewis Elma Lewis School	African-American artists	June 15-July 10
6. Rosemarie Sansone City Hall Cult. Affairs	minority communities	June 15-July 10

Marketing Plan

Community Contact	Manner of Contact
1. Liz Brown, Director Harris-Brown Gallery	phone call, followed by letter and project description
2. Barry Gaither National Center for Afro-American Artists	phone call, letter and project description
3. Jose Masso Governor's Office	letter and project description
4. Dana Chandler AMART, Northeastern University	letter and project description
5. Elma Lewis Elma Lewis School	letter and project description
6. Rosemarie Sansone City Hall Cultural Affairs	letter and project description
7. Theodore Landsmark Mass. College of Art	letter and project description, announced in Mass. College newsletter
8. Peter Kiang Chinese Cultural Center	letter and project description
9. Bruce Rossley City Office of the Arts	letter and project description
10. Felix Arroyo City Education Department	letter and project description
11. Henry Washington Roxbury	letter and project description
12. Martin Espada Outreach Coordinator, Artists Foundation	daily contact, Espada distributed project descriptions and application at Primary Colors Conference (6/27-28)
13. Nefertiti Burton Middle Passage	phone call, letter, project description and application
14. Jero Nesson, Artists Housing Mass. Council on the Arts	daily contact, described project at Primary Colors Conference (6/27-28)
15. Arthur Eskew Roxbury Multi-Service Center	letter and project description
16. Flo Wilder Boston Aging Concerns	letter and project description
17. Andi Phillips Casa Myrna Vasquez	letter and project description

Marketing Plan (cont.)

Community Contact	Manner of Contact
18. Michael Baugh United South End Settlements	letter and project description
19. Lloyd Harding Cape Verdean Community House	letter and project description
20. Gladys MacDonald Boston Indian Council	letter and project description

Community Contact	Racial/Ethnic Identification of Market	Timetable
7. Theodore Landsmark Mass. College of Art	minority artists	June 15-July 10
8. Peter Kiang Chinese Cultural Center	Asian artists	June 15-July 10
9. Bruce Rossley City Office of the Arts	minority artists	April 13-July 10
10. Felix Arroyo City Education Department	" "	June 15-July 10
11. Henry Washington Roxbury	African-American artists	June 15-July 10
12. Martin Espada Outreach Coordinator, Artists Foundation	state minority artists	April 13-July 10
13. Nefertiti Burton Middle Passage	minority artists community	May 15-July 10
14. Jero Nesson, Artists Housing Mass. Council on the Arts	artists community	April 13-July 10
15. Arthur Eskew Roxbury Multi-Service Center	PFD Housing Counseling Agency	June 23-July 10
16. Flo Wilder Boston Aging Concerns	" " " " " "	
17. Andi Phillips Casa Myrna Vasquez	" " " " " "	
18. Michael Baugh United South End Settlements	" " " " " "	
19. Lloyd Harding Cape Verdean Community House	" " " " " "	
20. Gladys McDonald Boston Indian Council	" " " " " "	
21.		

3. Indicate if brochures, leaflets and/or community meetings will be used in the affirmative marketing of the property:

Informational meeting for all artists interested in project, following first media announcement, was held at Boston City Hall, Thursday, April 23, 1987 -- 54 artists attended, including 3 artists of color. Brochures describing the Artists Foundation, and leaflets specifically describing the Mission Hill Live/Work Project were handed out.

Over 100 project descriptions and applications were sent out in response to media announcements between April 9 and June 22, 1987

Meeting with Mission Hill community on Wednesday, May 20, 1987 to introduce architect and discuss selection of artists with members of the neighborhood. More brochures, leaflets and applications handed out.

4. Indicate how information will be accessible to linguistic minorities:

Advertisement in El Mundo (to appear Thursday, June 25) was prepared in Spanish.

Artists Foundation Outreach Coordinator, Martin Espada, is a Latin American artist and Spanish speaker; all inquiries and applications in Spanish are directed to his attention.

Artists Foundation Assistant Director, Leonie Gordon, is a Chinese speaker and can handle any inquiries and applications in Chinese.

5. Describe any other efforts planned as part of your affirmative marketing program not covered in this form.

Many individual minority artists, including those who have applied to the project, have been asked to make the opportunity known in their communities. Emphasis has been made on Boston residents, but minority outreach has been extended to outside Boston communities, e.g., Rene Westbrook, former Artists Foundation Outreach Coordinator, a prominent figure in the black visual artists community, and resident of Cambridge, has been asked to promote the project.

Jero Nesson, Project Development Coordinator, regularly advertises the program in his meetings with artists. At the Primary Colors conference on June 27 and 28, he formally described the Mission Hill Project in a lecture and called for applicants. Several inquiries and at least one firm application have resulted.

Martin Espada, Outreach Coordinator at the Artists Foundation, also spoke at the Primary Colors conference. He had been asked to address a different topic, but he informally distributed the materials at the conference.

III. Tenant/Buyer Selection Plan

1. Describe selection and screening criteria and timetable. If a point system is to be used, please describe:

Residential Criteria

1) Preference will be given to residents of Boston or artists who have maintained a studio space in Boston.

2) Higher preference will be given to artists already residing or working in the Mission Hill neighborhood, up to 70% of the applicants. (Current ratio of Mission Hill applicants to number of units available 33%).

Financial Criteria

1) Applicants will be expected to raise a downpayment of $6,500 within 6-8 months of project start-up.

2) Applicants will be expected to pay approximately $600 per month as mortgage and taxes; $600 per month should not exceed 28% of their gross income.

Affirmative Action Criteria

1) Preference will be given to artists of color and/or female heads of household, provided they meet the other criteria for the project, including the artistic criteria. Artists of color and/or female heads of household will constitute not less than 21% of the total artists selected for the project.

Artistic Criteria

1) Artists must be visual artists, preferably painters, filmmakers, photographers, printmakers, ceramicists. Preference will be given to those demonstrating a need for a large studio space.

2) Must have a recent body of work, verifiable by slides.

3) Must have a demonstrated need for a studio space (due to instability of present rental occupancy, loss of studio through displacement, inadequate present space)

4) Must have an education in a medium of the arts, or

a record of exhibitions or gallery affiliation, or

be a former fellowship or finalist award winner in the Massachusetts Artists Fellowship Program administered by the Artists Foundation for the Massachusetts Council on the Arts and Humanities.

Selection Procedure

Considering the small number of units (12) it is not necessary to award points, but to give priority according to the criteria delineated.

Having established two orders of preference in the buyer selection process, the procedure of the committee will be to give serious attention to 1) artists already residing on Mission Hill up to 70% of the total number of units available (i.e., no more than eight households), and 2) artists of color and/or female heads of household not less than 21%, or three households). Provided these applicants can meet the financial and artistic criteria established on page 5 they will be included in the project.

Any remaining slots will be filled by artists who demonstrate artistic excellence, are residents or maintain studios in Boston, and are capable of meeting the financial requirements. In view of the fact that the project will be a cooperative, only candidates with financial viability can be considered.

Timetable

The timetable for selecting artists depends solely on the timetable of PFD and BFHC in granting confirmation of compliance by the Artists Foundation. Once approval is granted, a meeting will be held to make the final selection of artists. The selection committee consists of Mary Knasas, Project Manager, PFD; Jero Nesson, Development Coordinator; Leonie Gordon, Assistant Director, Artists Foundation; Jerry Beck, Resident Curator, Artists Foundation.

Continued Affirmative Marketing

Under the terms of the limited equity formula, as established by the PFD, only artists may occupy vacancies arising after the initial occupancy. The Artists Foundation is committed to the principle of filling vacancies with other artists and to maintaining an acceptable balance of artists of color and/or female heads of household, and Boston artists, all with financial capabilities to handle their share of the project expenses. However, in selecting the artists, the Artists Foundation hands over primary responsibility to the group of artists as developers of the project (under Jero Nesson's guidance). The artists themselves will be responsible in the future for enforcing the principles contained in the limited equity agreement.

2. Describe how the selection process will be made accessible to linguistic minorities:

Any applicant responding in either Spanish or Chinese to ads in minority news media or as a result of other dissemination can be helped by Martin Espada, Artists Foundation Outreach Coordinator who is a native Spanish speaker, or by Leonie Gordon, Assistant Director, a Chinese speaker.

3. Indicate whether an anti-displacement priority will be used in the selection process:

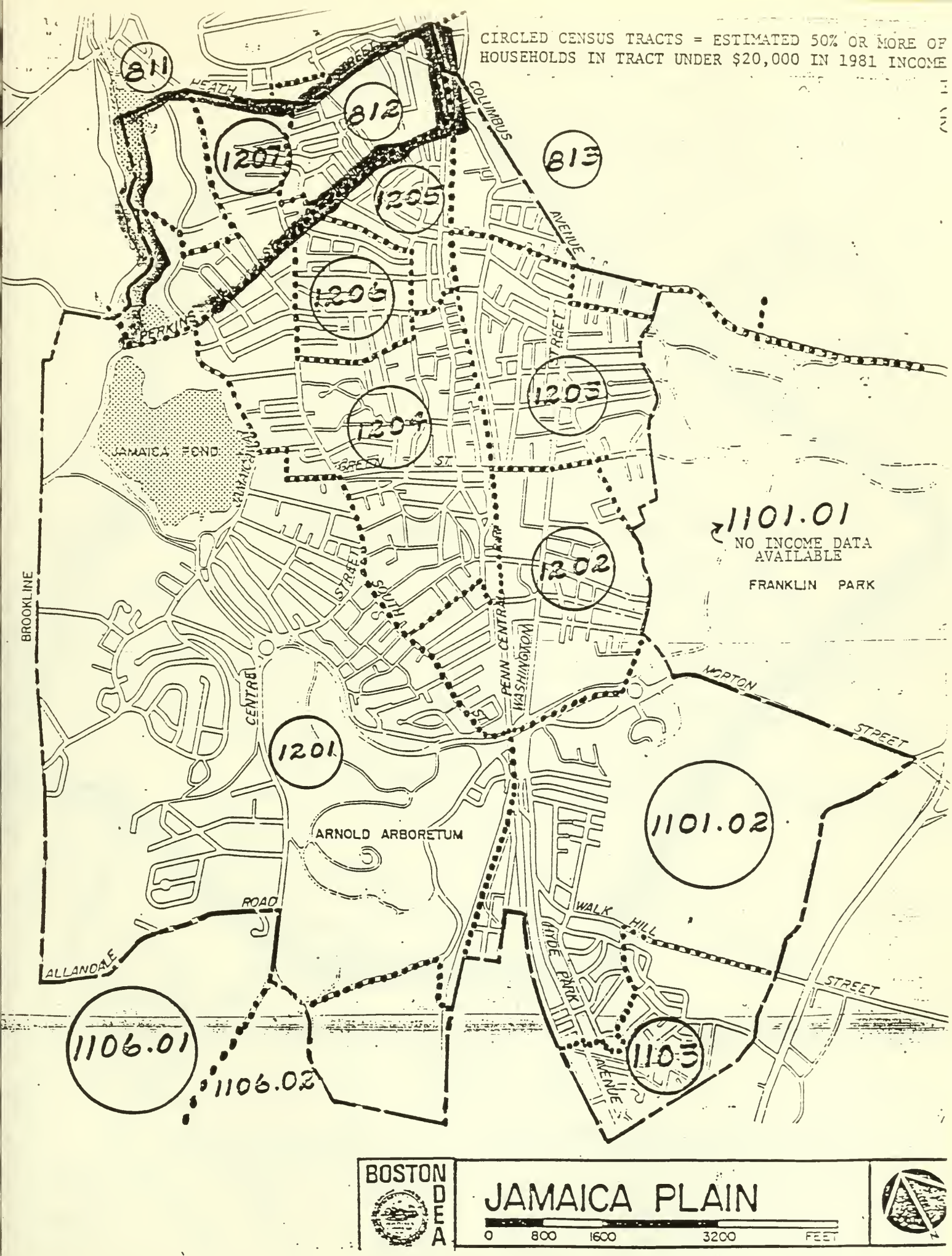
Preference is given to artists who are residents or maintain studios in Mission Hill, up to 70% of the total number of units filled. Current applications from Mission Hill number 4, representing a total number of potential residents in the project of 9 Mission Hill artists and members of their families.

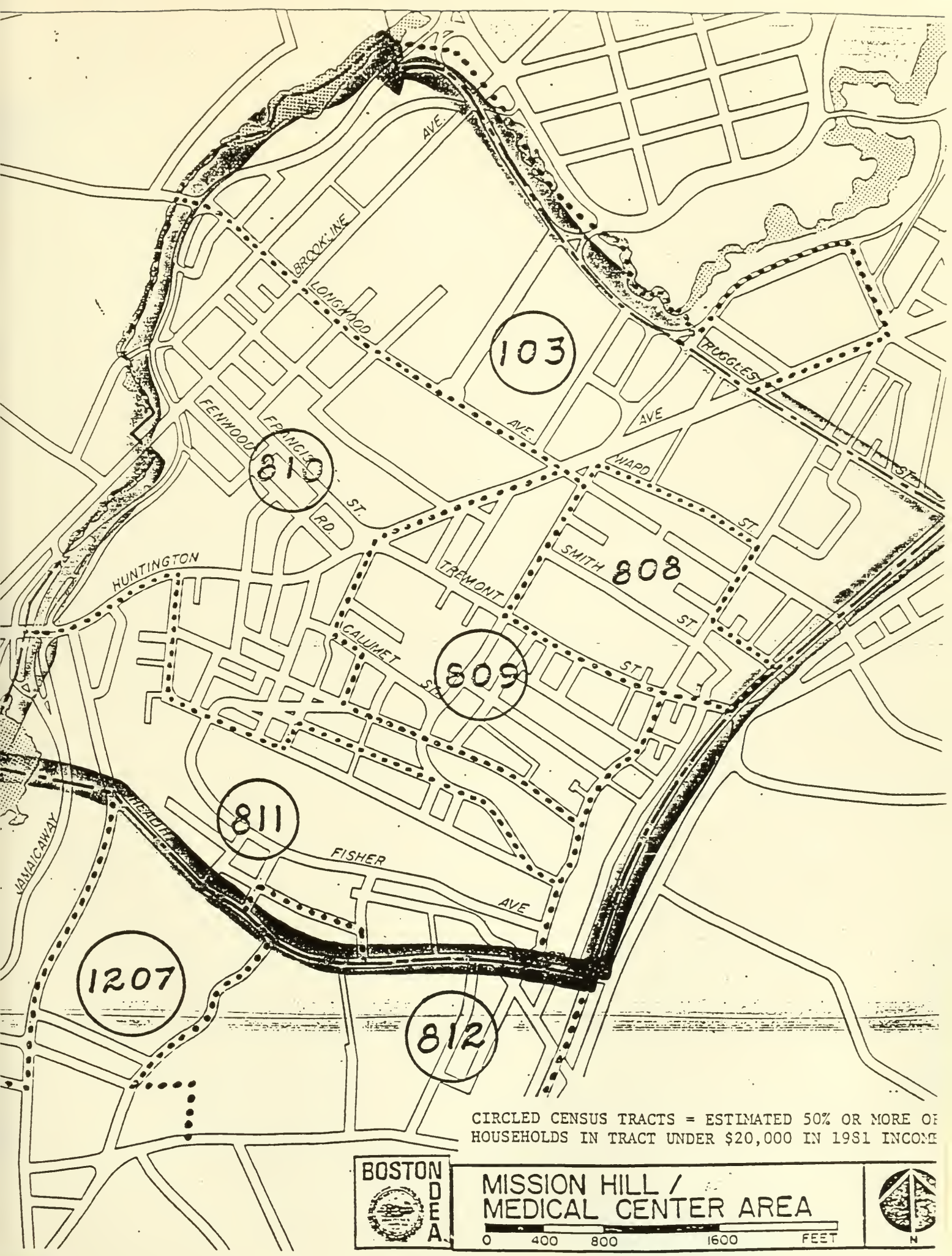
Selection criteria are based on the number of households, not individuals. No more than eight units will be occupied by artist residents of Mission Hill (see attached map delineating the boundaries of Mission Hill's primary residential area).

4. Set a measurable standard of success for the participation of minorities and female heads of households.

Preference will be given to artists of color and female heads of household who fulfill all the other project criteria. Outreach efforts to date have yielded applications from three minority artist applicants (representing a total of 5 minority artists total) Final selection will include not less than 21% minority applicants out of the total chosen.

Not less than three units will be occupied by artists of color and/or female heads of household. In some cases it can be expected that applicants will fulfill several of the criteria simultaneously, e.g., a female artist of color with dependent children living on Mission Hill will count primarily as either female head of household or artist of color (representing one of three such buyers), and at the same time will meet the Mission Hill residential preference criteria (thereby filling one of eight potential slots), enhancing her overall application which must still be judged according to financial and artistic criteria.


CIRCLED CENSUS TRACTS = ESTIMATED 50% OR MORE OF HOUSEHOLDS IN TRACT UNDER $20,000 IN 1981 INCOME
811
812
813
1207
1205
1206
1204
1203
1202
1201
1101.01
NO INCOME DATA AVAILABLE
FRANKLIN PARK
1101.02
1106.01
1106.02
110
HEATH STREET
COLUMBUS AVENUE
PERKINS STREET
JAMAICA POND
GREEN ST
SOUTH STREET
PENN-CENTRAL
WASHINGTON ST
CENTRAL
BROOKLINE
MORTON STREET
ARNOLD ARBORETUM
ROAD
WALK HILL STREET
ALLANDALE
HYDE PARK AVENUE
BOSTON
DEA
JAMAICA PLAIN
0 800 1600 3200 FEET



CIRCLED CENSUS TRACTS = ESTIMATED 50% OR MORE OF HOUSEHOLDS IN TRACT UNDER $20,000 IN 1981 INCOME

BOSTON DEA

MISSION HILL / MEDICAL CENTER AREA

0 400 800 1600 FEET

N

PART I

CIVIL RIGHTS POLICY STATEMENT

The City submitted a new Civil Rights Policy to the Massachusetts Commission Against Discrimination, which is reviewing the policy. At the time of MCAD's approval, a copy will be forwarded to EOCD.

The City will comply with all applicable laws, both federal and state, concerning civil rights.

PART I

ENVIRONMENTAL CLEARANCE

PFD has requested a review of the potential environmental impact of this development. The results will be submitted as soon as they are available.

PART I

DISPLACEMENT AND RELOCATION

The project is not predicated on and will not cause or require any displacement or relocation.

APPENDIX

RESUMES OF DEVELOPMENT TEAM

JERO NESSON

Mr. Nesson is the director of ArtistSpace Inc., a nonprofit organization funded by the Massachusetts Council on the Arts & Humanities, serving the space needs of artists. He is responsible for the development of several cooperatively-owned, artist live/work studio space projects. He is currently working on a dozen such projects, ranging in scale from 12(new construction) studios on a city-owned lot to a 150 (rehab) unit project. He also is the Author of Artists in Space: A Handbook for Developing Artists' Studio Space. Mr. Nesson received his A.B. from Boston University in 1965 and his M.S. (Urban Planning) in 1968 from Pratt Institute. He has worked as a professional city planner for 15 years. Prior to his involvement with artists'space issues in 1982, he was the Director of Building Reuse for the state of Mass. Mr. Nesson has been a member of the Boston Arts Lottery Commission since 1984.

Jere Nesson
Artistspace Development Consultant

669 Boylston Street • Boston, MA 02116 • (617) 267-8551

Education

1968	Pratt Institute	Master of City & Regional Planning
1965	Boston University	Bachelor of Arts (Urban Sociology)
1973	M.I.T.	Computer Programming Course
1967	Columbia University	Seminars in Housing & Development

Professional Experience

January 1986 - Present

Full-time Consultant, Massachusetts Council On The Arts & Humanities. Responsible for organizing and assisting artists' groups in Massachusetts to develop cooperatively-owned studio space. Informing and educating artists, city and state officials, bankers, and the press, of artists' space needs. Organized and participated in numerous lectures, panels, workshops and conferences.

March 1982 - January 1986

Director, Fort Point Arts Community, Inc.
Responsible for planning and development of affordable artists' work/live studio space. State-wide spokesman/advocate for artists' housing.

July 1981 - March 1982

Building Reuse & Development Consultant.

August 1976 - July 1981

Commonwealth of Massachusetts, Executive Office Of Communities and Development. Boston, Mass.

Director, Building Reuse Project.
Responsible for providing technical assistance to municipal officials, community groups and property owners related to the preservation and adaptive reuse of older buildings. Organized state-wide conference on the adaptive reuse of school buildings and developed handbooks on the subject.

Urban Development Coordinator.
Responsible for overall administration of the Commonwealth's $90 million Urban Renewal program and provision of technical assistance to municipal officials in the areas of community and economic development. Assistance provided in all areas of planning and development, including project development, financing, site preparation, marketing and disposition.

August 1975 - July 1976

Arica Institute. Boston, Mass.

Instructor.

(Cont.)

April 1973 - July 1975	H.W. Lochner, Inc. Boston, Mass. Planning Director. Responsible for preparation of environmental impact statements of transportation-related projects and land use studies. Projects included the MBTA Orange Line extension and Salem-Beverly Bridge and By-pass.
March 1971 - April 1973	Boston Model Neighborhood Board. Roxbury, Mass. Physical Planning Director. Responsible for working with community groups and public agencies to develop and review housing plans, renewal plans, and other community and economic development plans.
October 1969 - October 1970	John Brown Associates. Boston, Mass.* Associate Planner. Responsible for developing housing plans, urban renewal plans, comprehensive plans, community facility and capital improvement plans and special land use and transportation studies.
October 1969 - October 1970	Town of Needham. Needham, Mass.** Planning Director. Responsible for administration of zoning and subdivision regulations.
September 1967 - October 1970	Providence Model Cities Agency. Providence, R.I. Senior Physical Planner. Developed programs related to housing and community development.
Summer 1966	Portland Planning Board. Portland, Maine Planning Intern. Urban renewal planning and graphics.

Professional Awards

1984	Federal Design Achievement Award

Other Activities

-Boston Arts Lottery Commission, Member

-Museum of Fine Arts, Lecturer

* three days per week
** two days per week

BROWN, RUDNICK, FREED & GESMER

MATTHEW BROWN
ALFORD P. RUDNICK
HIRSH FREED
HENRY GESMER
MARVIN N. GELLER
JACK H. CALECHMAN
DONALD E. PAULSON
KENNETH A. KORB
PETER D. GENS
LAWRENCE M. LEVY*
STEPHEN WOLFBERG
PHILIP C. SCHNEIDER
M. FREDERICK PRITZKER
JOEL M. RECK
ANDRE C. JASSE, JR.
JEFFREY M. FREEDMAN
CARL E. AXELROD
GERALD P. TISHLER
SHELDON M. DRUCKER
PETER B. FARROW
DANIEL D. SULLIVAN
DAVID G. STERN
M. ROBERT DUSHMAN
JAMES E. McGUIRE
JOSEPH F. RYAN
ELIZABETH A. RITVO
FORREST DAVID MILDER
MARC D. CUMSKY
NEAL B. GLICK
DAVID H. MURPHREE*
JOHN ACHATZ
HOWARD L. LEVIN

DAVID A. GARBUS*
STEPHEN A. HANTMAN
BARBARA A. LENK
LOUIS C. MILLER
MARILYN D. STEMPLER
ALAN R. HOLLANDER
HOWARD A. LEVINE
PAUL P. PEROCCHI
JOHN A. WORTMANN, JR.
NANCY R. WILSKER
HOWARD G. ZAHAROFF
JAMES R. KANE
STEVEN R. LONDON
JEFFERY L. KEFFER
STEVEN B. LEVINE
GORDON R. PENMAN
PHILIP J. FLINK
JEFFREY L. HIRSCH*
DAVID A. FISETTE
WILLIAM R. BALDIGA
MICHAEL S. BENJAMIN
RONALD M. FELLMAN
JEFFREY W. SACKS
ERIC R. ALLON
THOMAS M. SOBOL
STEVEN L. FELDMAN
EDWARD S. HERSHFIELD
JAMES W. STOLL*
EDWARD F. FAY
HARRY J. HUTTON
STANLEY W. WHEATLEY

JOHN J. WELTMAN
DOUGLAS L. JONES
KATHRYN WALSH
DONNA L. PALERMINO
R. PAUL FAXON
LAURY P. SORENSEN
THOMAS BEAN
PETER LEBOLD COHEN
BRENDA M. COTTER
SUSAN S. CRAIGHEAD
PATRICIA S. FERNANDEZ
KAREN E. FRIEDMAN
BRUCE R. KELLY
KEVIN L. NULTON
ROMAN PETYK
FRANKLIN G. STEARNS
JENNIFER WEISS
BETH D. ZELNICK
DANIEL J. MURPHY
ALAN H. KRAMER
CATHERINE MAHONEY
SUZANNNE M. SULLIVAN
CRAIG M. R. NEWFIELD
RICHARD C. BILLER
W. SANFORD DURLAND III
NICOLE R. FAGHIN
BEN L. FERNANDEZ
ABIGAIL R. HECHTMAN
MARCIA J. LAMEL
CATHERINE BARR LOIACONO
ROBERTA L. RUBIN
JOHN W. WADSWORTH

*ALSO ADMITTED IN NEW YORK

COUNSELLORS AT LAW

ONE FINANCIAL CENTER

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TELEPHONE (617) 330-9000

COUNSEL
EDWARD SCHNEIDER
AARON J. BRONSTEIN

OF COUNSEL
JOHN F. COLLINS, P.C.
ROY N. FREED
GEORGE A. BACHRACH

745 FIFTH AVENUE

NEW YORK, NEW YORK 10151

(212) 832-0049

TELECOPIER (212) 758-5442

November 4, 1988

Wai Ching Kwan
Public Facilities Department
City of Boston
15 Beacon Street
9th Floor
Boston, Massachusetts 02108

Re: Mission Hill Artists Housing Corporation

Dear Wai Ching:

Here is a copy of my Resume, for your use.

Very truly yours,

John Achatz

JA/acu
Enc.

J O H N A C H A T Z

Employment:	Partner, Brown, Rudnick, Freed & Gesmer Admitted to Bar: Massachusetts, U. S. District Court for Massachusetts, First Circuit Court of Appeals
Office:	Brown, Rudnick, Freed & Gesmer 1 Financial Center, Boston, Massachusetts 02111 (617) 330-9000 745 Fifth Avenue, New York, New York 10151 (212) 832-0049
Home:	100 Charles Street, Boston, Massachusetts 02114 (617) 227-5431
Education:	A.B., University of Michigan, 1975 J.D., University of Michigan, 1978, *cum laude*
Law Practice:	Specializing in real estate development and finance, including residential and commercial development, zoning, construction lending, condominiums, cooperatives and artist studios. Recent artist studio development projects in Boston, Cambridge, Somerville, Newton, Wellesley, Waltham, New York.

RESUME

JAN WAMPLER

Home:
39 Kenton Road
Jamaica Plain
Massachusetts 02130
617 522-1521

Office:
Jan Wampler, Architects
39 Kenton Road
Jamaica Plain
Massachusetts 02130
617 522-7115

MIT Office:
MIT School of Architecture
and Planning, 10-421
77 Massachusetts Avenue
Cambridge, Massachusetts 02139
617 253-7904

BIRTH:

October 11, 1939, Marion, Ohio

EDUCATION:

1963 Rhode Island School of Design, Providence, Rhode Island
Bachelor of Science in Architecture

1964 Harvard Graduate School of Design, Cambridge, Mass.
Master of Architecture in Urban Design

WORK EXPERIENCE:

1959-1962 (part-time & summers) William D. Warner, Architect
Providence, Rhode Island
Architectural Designer and Draftsperson

Building and town design, preparation of working drawings, specification writing, and job supervision.

1962-1964 Boston Redevelopment Authority
Boston, Massachusetts
Planner-Designer

Urban design and planning, architectural design, and supervision of the work of three to four designers.

1964-1966 Administration of Housing and Urban Renewal
San Juan, Puerto Rico
Director, Urban Design Studio

Architectural and urban design, and supervision of the work of a staff of eight designer/draftspeople.

1967-1970 Boston Redevelopment Authority
Boston, Massachusetts
Director, Planning and Design Group

Architectural and urban design, development of community design and supervision of the work of a staff of up to twenty designer/draftspeople.

1968 Jan Wampler, Architect
Boston, Massachusetts
Principal

Founding and managing of small architectural firm, architectural design of community projects and supervision of a staff of three designers.

1975-1980 Luechauer Associates
Concord, Massachusetts
Associate

Architectural design of selected projects.

TEACHING EXPERIENCE:

1963-1964 Boston Architectural Center
Boston, Massachusetts
Instructor-Design Studio

1964 Inter-American University
San Juan, Puerto Rico
Instructor

1967-1968 Rhode Island School of Design
Department of Architecture
Providence, Rhode Island
Instructor-Design Studio

1970 Massachusetts Institute of Technology
Department of Architecture
Cambridge, Massachusetts
Visiting Lecturer-Design Studio

1970-1971 Harvard University
Graduate School of Design
Urban Field Service
Cambridge, Massachusetts
Supervisor

1970	Massachusetts Institute of Technology Department of Architecture Cambridge, Massachusetts Assistant Professor (1970-1975) Associate Professor (1975-present) Design Studio
1971-1973	Massachusetts College of Art Boston, Massachusetts Visiting Lecturer - Design Studio
1975	Boston Architectural Center Boston, Massachusetts Instructor - Community Design Studio
1978-1979	University of California, Department of Architecture, Berkeley, California Visiting Professor - Design Studio

MAJOR BUILDING AND DESIGN PROJECTS:

1960 Glass Garden
Design and construction of annual exhibition at Rhode Island School of Design (Published in Several architectural journals).

1961 Gordon School, Providence, Rhode Island
Design and working drawings for school of 350 students. (William D. Warner, office)

1962-1963 Urban design proposal for neighborhood areas, Boston, Massachusetts
Urban design and urban renewal plans for South End, Jamaica Plain and Dorchester. (Boston Redevelopment Authority)

1962 Massing and site design for Castle Square, Boston, Massachusetts.
Study of building densities, open space system, circulation system used by architects for final design. (Boston Redevelopment Authority)

1963 Rehabilitation design of housing and parks, South Boston, Massachusetts
Working with residents to design and plan for their neighborhood.

1963 Play parks for South End and Dorchester.
Design and construction of three parks working with residents and using mostly salvaged materials.

1964-1966 Housing for 1,000 low income families, La Puntilla, San Juan, Puerto Rico
Design and preliminary working drawings of housing framework for residents to build their house (P/A First Award 1968). (Administration of Housing and Urban Renewal)

1964 Rehabilitation housing for existing squatter areas, La Perla, San Juan, Puerto Rico.
Design principles and construction of minor modifications to existing housing that residents could make. (Administration of Housing and Urban Renewal)

1964-1965 Experimental self help housing for rural areas, Puerto Rico.
Preliminary design for four housing types to be built for extremely low public investment. (Administration of Housing and Urban Renewal)

1965 Housing for Puerta de Tierra, Santurce, Puerto Rico.
Design of high rise housing. (Administration of Housing and Urban Renewal)

1965-1966 New town design, Utuado, Puerto Rico.
Urban design and housing prototype design for town of 15,000. (Administration of Housing and Urban Renewal)

1965-1966 New town design, Aguadilla, Puerto Rico.
Design for self help housing and community facilities for existing and new town of 40,000. Basic work was urban design with architectural principles for self help housing. (Administration of Housing and Urban Renewal)

1966 New community design, Finca Bersind, Puerto Rico.
General Design for new community of 15,000. (Administration of Housing and Urban Renewal)

1967-1969 Proposal for 1976 Bicentennial Celebration, Boston, Massachusetts.
Program and design of exhibition and new town in Boston Harbor. (Boston Redevelopment Authority)

1967 Environmental design proposal for city of Boston, Massachusetts.
Detailed design proposal for public improvements for core city of Boston including, parks, paving, lighting, public signs, to act as framework to guide private building. (Boston Redevelopment Authority)

1967 Cambridge Street design, Boston, Massachusetts.
Design of public improvements to Cambridge street and preliminary design of Suffolk University adjacent to the street. (Boston Redevelopment Authority)

1968 Preliminary site design for Campus High School and housing, Boston, Massachusetts.
Organization and design concept of school and housing for Campus High School. The design was then used by the architects as a framework for detailed final design. (Boston Redevelopment Authority)

1968 Study for air rights over Massachusetts Turnpike
Preliminary design study for method of design over turnpike in Boston core area. Study included, systems of construction, uses, and physical form of structures. (Boston Redevelopment Authority)

1968 Housing for Whales Beach, Swampscott, Mass.
Preliminary design and preliminary detailed drawings for cost estimate for 750 housing middle and low income units.

1969 Housing for migratory workers, Harvard, Mass.
Proposed design and working drawings for housing for 15 migratory families. Client was apple grower and building was to be used in summer and autumn by migratory workers and in winter as a ski lodge.

1969 Utility Health Core for existing housing, South Carolina.
Proposal for Core families to be added to existing rural housing, including bathroom and kitchen. This small unit was a way of providing necessary services to existing owner built housing with minimum investment. Preliminary proposal funded by HEW.

1969 Warehouse Cooperative School, Watertown, Mass.
Design and construction of school for 65 students within existing building and with small budget. Design and construction was done with students, parents and staff.

1970 Cambridge Day Care Center, Cambridge, Mass.
Design and construction of small day care center within an existing community center. Work was done with students of Urban Field Service, at Harvard Graduate School of Design.

1970 Community architecture program, Boston, Mass.
To bring services of architects and technicians to the people in Boston. Work included 10 projects including design and construction of small parks and small scale community facilities.

1970 Park for Martha Elliot Heath Center, Jamaica Plain, Massachusetts.
Design and construction of park for public housing projects with residents using mostly salvaged materials. (Boston Redevelopment Authority)

1970 Planning and architectural projects with Columbia Point Community, Boston, Massachusetts.
Various design and planning projects with residents of Columbia Point including parks, Christian Center, waterfront development and detailed proposal for 22 acres of land adjacent to Columbia Point housing project.

1970 NICE Day Care Center, Jamaica Plain, Massachusetts
Preliminary design for rehabilitation of building for day care center for 65 children. Work included design and cost estimate and was funded by Model Cities Administration.

1971-1975 Rehabilitation of public housing, 110 Monticello Ave., Columbia Point, Mass.
Complete rehabilitation of seven story building of public housing into 14 units, day care center, community facilities working with residents and providing a system of design where future residents could modify the environment to meet their own needs.. Work included programing, design, working drawings, specifications and bid documents (P/A Award 1972).

1971 New Bedford High School
Advocate architect for community group to develop design concepts for high school.

1972 Design of house for Mr. & Mrs. Per Bro, Andover, Massachusetts.
Preliminary design and working drawing for house of 1,500 square feet.

1973-1974 Design & Building of Architectural Building Blocks for Children
Exploring building toys for children that will help them to make decisions about their environment.

1973 Design and Construction of Climbing toys for day care centers, Cambridge, Massachusetts.
Working with parents and staff to design and construct play structures.

1975 Housing for the Elderly, Dracut, Massachusetts.
Submission for construction of 100 units of housing and community facilities. (One of Final Four Awards). (With Luechaure Associates)

1975 Brockton Housing Trust
Proposal for rehabilitation of 60 units of housing and conversion of church for community facilities. (With Luechaure Associates)

1976-1984 The Brewery, Neighborhood Development Corporation, Jamaica Plain, Massachusetts
Proposal for rehabilitation of existing buildings for housing, community and commercial facilities.

1978-84 Jamaica Plain High School Rehabilitation, Neighborhood Development Corporation, Jamaica Plain, Massachusetts
Proposal for rehabilitation of existing high school for 65 units of elderly and small families, housing.

1978-84 Congregate Housing, Angled Westover House
Neighborhood Development Corporation, Jamaica Plain, Massachusetts.

Design and feasibility study for rehabilitation and addition to existing nursing home for 10-12 people for congregate housing.

1979-80 Design of house for Mike & Kathy Gondek Jamaica Plain, Massachusetts

1979 Redesign of house for Ann Kaufmann and Richard Youngstrum. Jamaica Plain, Mass.

1980 Redesign of House for James Connolly. Jamaica Plain, Mass.

1980 Loft studio design for Nancy Robbins and Kent Boyer. Boston, Mass.

1980 Design of summer house for Ruth Schubert and Robert Chase. Monhegan Island, Maine.

1980 Redesign of house for Art and Sharyn Johnson. Jamaica Plain, Mass.

1980 Addition to house for Lawrence and Phyllis Selter. Newton Center, Mass.

1981 Redesign of house for Jeanne and Garry Bellow. Jamaica Plain, Mass.

1981 Redesign of house for Dennis and Mary Ann Bidwell. Jamaica Plain, Mass.

1981 Addition to and redesign of house for Alice and Walter Abrams. Lexington, Mass.

1981 Community Rehabilitation for Neighborhood Development Agency, City of Boston. Designs for stores and public improvements.

1982 Design of housing for Nahant, Mass.

1983 Design of housing for District 13 Police Station in Jamaica Plain, Mass.

1984 Design of Waterfornt in Chelsea, Mass.

1985 Additions to house for John & Susan Clippinger, Jamaica Plain, Mass.

1986 Design of house for Graham & Judy Sterling, Nantucket, Mass.

1986 Additions to house for Lisa Heiman & Clarke Fowler, Jamaica Plain, Mass.

1986 Additions to house for Mauricia & Isaac Borenstein Jamaica Plain, Mass.

1986 Design of House for Block Island.

PUBLICATIONS AND ARTICLES:

Books by Jan Wampler

Proposal for 1976 Bicentennial Celebration, 1969.

All Their Own, People and the Places They Build, Schenkman Publishing Company, Cambridge, Massachusetts, Spring 1976.

Chapters by Jan Wampler

Chapter in Movement Systems in the Cities, F. Maki, author, Harvard Graduate School of Design publication, 1964.

"The Warehouse Cooperative School", Programs for Promise, Al Hurwitz, editor, Harcourt & Brace, Inc. 1972.

"The Warehouse Cooperative School", The Responsive House, Ed Allen, editor, M.I.T. Press, 1974.

Articles by Jan Wampler

"La Puntilla", Progressive Architecture, January 1965.

"Imprint", Architecture Plus, July - August 1974.

"Living Dreams", Architectureal Design, April 1975

"L'Emprette", L'Architecture D'Aujourd'Hui, May, June 1975

"Imprinted Architecture", Harpers Weekly, June 1975.

"Improvised Architecture", Urban Housing Toshi-Jutaku Quarterly, September, 1975

"Imprints", (poem), Association of Collegiate Schools of Architecture, Vol. XXIX, Number 1, 1975

"Handmade Homes", Amepnka (America Illustrated) Sept. 1975.

A Sense of Place/ Janice Rogovin, Introduction by Jan Wampler 1981

"A Village in a House", Space & Society, June 1984

Books edited by Jan Wampler

Assistant editor, Historic Urban Spaces, E. Sekler, Editor, Harvard Graduate School of Design publication, 1964.

Articles about Jan Wampler

"La Puntilla", The Urgent Future, by Albert Mayer, McGraw-Hill Book Co.

"Tenant Responsibility", Journal of Housing, by Robert Beckham February 1973. (Columbia Point Housing)

Past Futures, by Aux & Meger & Lisa J. Grew, Harvard University Graduate School of Design, 1975

"A Place for Twenty People", A & U Journal of World Architecture, Japan, No. 91 May 1978

"Some Notes on a School Center", Places, Vol. 1, No. 4.

"Designing for Special Populations", Architecture January 1987

AWARDS:

Progressive Architecture, 1968 Annual Design Awards Program, First Design Award, project - La Puntilla.

Wheelwright Travelling Fellowship, 1972, Harvard University, Graduate School of Design.

Progressive Architecture, 1972 Annual Design Awards Program, Design Award, Project - 110 Monticello Avenue.

Department of Community Affairs, 1975, Award - Competition for Elderly Housing, Dracut, Massachusetts.

Boston Society of Architects, 1985, AIA, Design Excellance in Housing, Project - Angela Westover House

New England Regional Council, 1986, AIA, Excellence in Architecture, Project - Angela Westover House

LECTURES:

Major lectures given at the following architectural schools:

Harvard Graduate School of Design
"Imprint", 1974
"110 Monticello Avenue", 1975

Rhode Island School of Design
"People and the Places They Build", 1974
"110 Monticello Avenue", 1973
"Warehouse Cooperative School", 1975

Columbia University, Department of Architecture
"La Puntilla", 1971

Princeton University, Department of Architecture
"Frameworks for Participation", 1972

Virginia Polytechnic Institute
"Boston Exhibition", 1970
"Frameworks for Participation", 1972

University of Kentucky,
Department of Architecture
"La Puntilla", 1970
"People's Architecture", 1972

University of Texas at Austin,
Department of Architecture
"Imprints", 1974

University of Tennessee,
Department of Architecture
"Imprints", 1974

Massachusetts College of Art
"Participatory Architecture", 1972
"Self Help Parks", 1973
"Frameworks for Participation", 1973
"All Their Own", 1976

University of Massachusetts
"Columbia Point", 1973

University of Pennsylvania,
Department of Architecture
"Frameworks for Participation", 1973
"Warehouse Cooperative School", 1974

Boston Visual Artists' Union
"Imprint", 1975

EXHIBITIONS:

"Imprint", MIT, March 1974.

Exhibition at Le Centre de Creation
Industielle, Paris, France, entitled,
"Architectures Marginales", Aux U.S.A.

"Immanent Domains", Harcus Krakow Gallery, 1977
Columbia University, 1978
Cornell University, 1978
Massachusetts Institute of Technology, 1978

TRAVEL:

1964	Europe
1968	Caribbean
1973	USA/Canada/Mexico
1985	Italy
1986	Italy/Switzerland

JAN WAMPLER ARCHITECTS · 39 KENTON ROAD · JAMAICA PLAIN · MA · 02130 · 617·522·7115

PRINCIPALS

JAN WAMPLER has made a career of realizing architectural forms that reflect the ideas and feelings of those who will use them. For the fourteen years that his firm has been in existence, he has focused on community projects — from play/learning environments for children to shared-living housing for the elderly — as well as specialized designs for private homes. Jan's experience encompasses design work on experimental self-help rural housing in Puerto Rico, a three-year directorship of the BRA's Planning and Design Group, and numerous private home additions and renovations. A graduate of the Rhode Island School of Design and the Harvard Graduate School of Design, Jan presently holds the position of Associate Professor of Architecture at MIT. His architectural achievements have been acknowledged by one State of Massachusetts and two **Progressive Architecture** awards.

CONSULTANTS

In addition to other designers and draftsmen in the office the firm works closely with technical consultants. A partial list of them follows.

John Born Associates
Structural Engineers
Cambridge, Mass.

Ibrahim and Ibrahim
Mechanical and Electrical Engineers
Boston, Mass.

Clara Couric Batchelor
Landscape Architecture
Cambridge, Mass.

TEA, Inc.
Energy and Solar Specialists
Harrisville, N.H.

Building Diagnostic
Programing Consultants
Cambridge, Mass.

Mary Jane Medved Design
Graphic Designer
Boston, Mass.

ATTITUDE

Our work is the work of designing, ordering, and building the ideas and dreams of people. It is paying attention to things that concern people and determining an appropriate form for each item. It is the work of giving form to the environment, at any size from a room to a housing development. Our most exciting challenge is to translate ideas into an inviting form — a form with an appropriate amount of enclosure, an outlook to the right places, and a comfortable proportion.

In order to arrive at an appropriate form a process for translating ideas to form is important. Proper emphasis on key aspects of the standard design procedure largely accounts for a successful project. Since our office is small we can afford to emphasize those aspects of the process most important to assure an appropriate design. These include program clarification, alternative design, design development with sketch models, cost control by close work with the contractor, and attention to details at all levels before and during construction.

The focus of our office is to provide the full range of architectural services from program feasibility through construction documents and supervision. We have worked on residential, commercial, office and light industrial buildings, where the scope of construction ranges from a few thousand dollars in a residential kitchen to several million in an industrial/commercial rehabilitation. In addition to individual clients, we are experienced in working with community and special interest groups as well as government agencies at local, state, and federal levels. We are able to provide our services for new construction, renovation and rehabilitation, and have special experience with the sensitive interface between existing and new construction.

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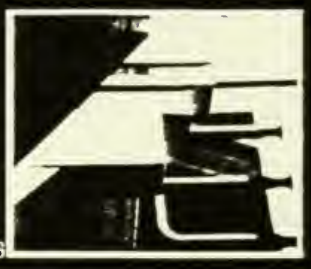

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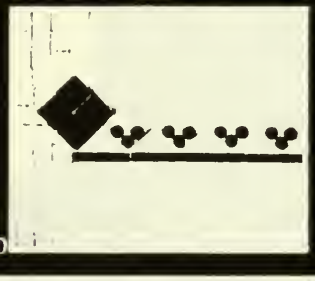

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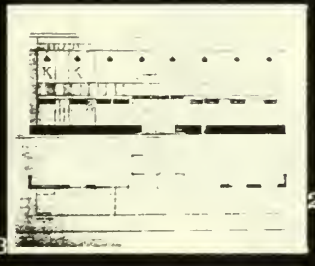

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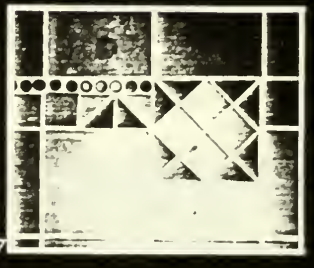

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21 Residential Addition/Rehabilitation
Addition of 2nd Story Kitchen Bay and Deck
Auberndale, Massachusetts
View of kitchen and deck addition.

22 Studio/Loft Residence
Boston, Massachusetts
View looking out from lavatory area.

23 Kelleher Market
Commercial Storefront Rehabilitation
Roslindale, Massachusetts
Elevation of proposed rehabilitation.

24 Daycare Facility
Renovation of House for Daycare
Cambridge, Massachusetts
View of interior play structure.

25 Jan Wampler Architects Studio
Office Conversion from Barn Structure
Jamaica Plain, Massachusetts
View of waiting area.

26 Residential Addition/Rehabilitation
Addition of 2nd Story Kitchen Bay and Deck
Auberndale, Massachusetts
Detail of beam end on deck.

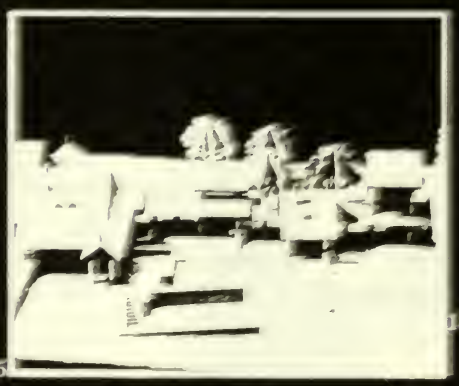
27 Residential Addition/Rehabilitation
Detail of Floor Tile Design.

28 Residential Addition/Rehabilitation
Interior view of kitchen bay.

29 Residential Rehabilitation
Conversion of Single Family House Duplex
Jamaica Plain, Massachusetts
View of leaded glass window.

30 2nd Story Decks
Addition of Decks to a Single Family House
Jamaica Plain, Massachusetts
View of column and beam end detail

31 Residential Rehabilitation
Conversion of Single Family House Duplex
Jamaica Plain, Massachusetts
Detail of floor tile design.



Doctor's Office
Office Addition/Rehabilitation
Watertown, Massachusetts
Office and waiting area.

Studio/Loft Residence
Living Unit within a Rehabilitated Factory Building
Boston, Massachusetts
View of new stairway core.

Residential Addition
Office and Waiting Area Addition
Waban, Massachusetts
View of new office.

Studio/Loft Residence
Living Unit within a Rehabilitated Factory Building
Boston, Massachusetts
Detail of railing on stairway core.

14 Jan Wampler Architects Studio
Office Conversion from Barn Structure
Jamaica Plain, Massachusetts
Interior view of 3 story work area.

15 Monhegan House
Family Summer Residence for 20 People
Monhegan Island, Maine
Model showing private and public space framework.
(Part of invitational show called "Immanent Domains")

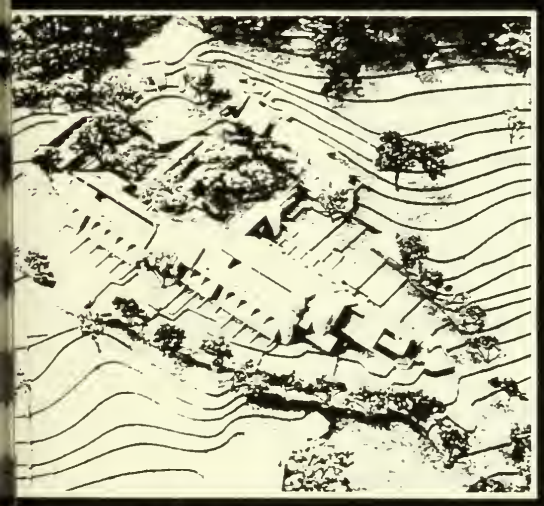
16 Residential Addition
Office and Waiting Area Addition
Waban, Massachusetts
View of entry area for new office.

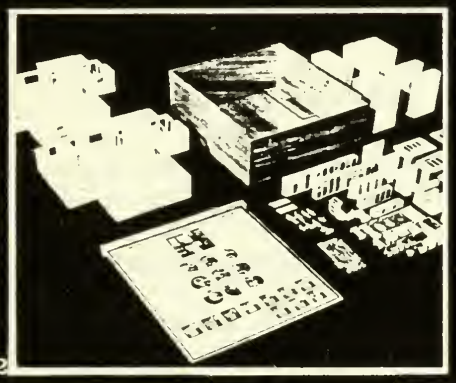
17 Residential Rehabilitation
Complete Rehabilitation for Single Family House
Jamaica Plain, Massachusetts
Detail of new column.

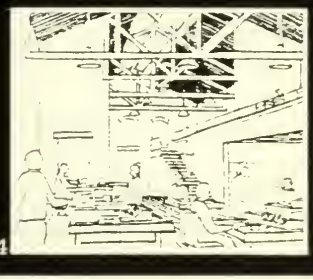
18 Jan Wampler Architects Studio
Office Conversion from Barn Structure
Jamaica Plain, Massachusetts
Detail of storage drawers on risers of stairway.

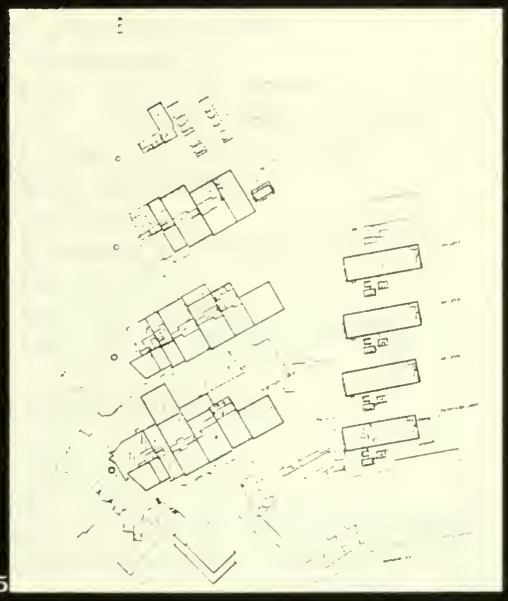
19 Residential Rehabilitation
Conversion of Single Family House to Duplex
Jamaica Plain, Massachusetts
Detail of tile backsplash in kitchen.

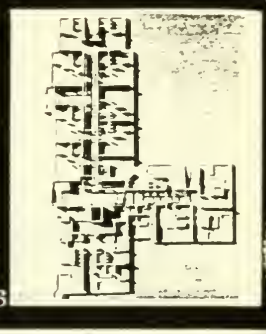
20 Residential Rehabilitation
Detail of floor tile design.

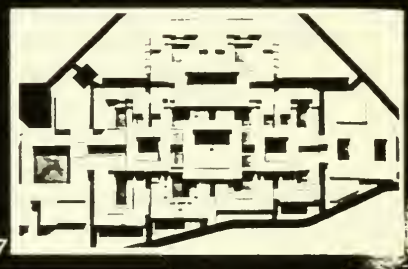


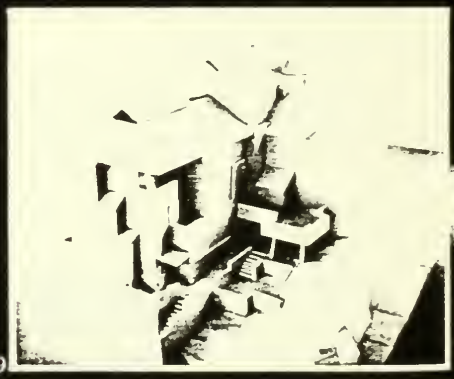












acut Housing
using and Community Facilities
the Elderly
acut, Massachusetts
sign model showing housing units.
vard Finalist for design competi-
n sponsored by the "Massachusetts
pt. of Community Affairs")

lumbia Point Housing
blic Housing Rehabilitation
ston, Massachusetts, at Columbia
int
sign "kit" used to facilitate interior
n of individual units.
ogressive Architecture Award)

3 Haffenreffer Brewery Complex
Light Industrial/Commercial Rehabilitation
Jamaica Plain, Massachusetts
Exterior view of new approach to renovated buildings.

4 Haffenreffer Brewery Complex
Interior view of renovated light industrial space.

5 Haffenreffer Brewery Complex
Axonometric drawing of complete brewery complex renovation.

6 J.P. High School Rehabilitation
Elderly and Small Family Housing Proposal
Jamaica Plain, Massachusetts
Design model showing housing units within the existing school building.

7 La Puntilla
Multi-Family Low-Income Housing
San Juan, Puerto Rico
Design showing network of public places and their relation to the new housing units.
(Progressive Architecture Award)

8 Residential Addition/Rehabilitation
Lexington, Massachusetts
Ceramic studio, livingroom, kitchen and bedroom added to existing house.

9 Angela Westover House
Elderly Group Residence
Jamaica Plain, Massachusetts
Working model showing use of terracing on steep site.

DEVELOPMENT CONSULTANT

Sharon Lowenthal
Real Resources
52 Beacon Street, #7
Boston, MA 02108
(617) 723-9723

The attached resume shows my professional experience prior to starting my own real estate consulting business, Real Resources. I have been consulting to private developers, community based organizations, and public agencies for 3 years. The real estate developments I have worked on range from a one mile square oceanfront redevelopment area in Asbury Park, N. J. slated for the development of 2,500 luxury condominiums and 350,000 sf of commercial/retail space, to a 31 unit moderate income SHARP and commercial/retail mixed use development at the Lithgow site in Codman Square in Boston.

Private development companies:

- Abrams Management Company
- Carabetta Enterprises, Inc.
- E. Denis Walsh & Associates
- Development Group, Inc.
- The Druker Company
- John T. Eller Associates
- Endevor, Inc. (now, GBI Corporation)
- Fox Properties of Weymouth
- Frontier Enterprises
- Related Housing
- Quinn Development Corporation
- Quincy Associates
- George H. Verry Company
- Robert F. Walsh & Associates

Community based organizations:

- Allston Brighton CDC
- Artistspace, Inc.
- Brickbottom Artists Development Corporation
- Chinese Consolidated Benevolent Association
- Chinese Economic Development Corporation
- Codman Square NDC
- Elizabeth Stone House
- Fields Corner CDC
- Fort Point Arts Community
- Lena Park CDC

Public agencies:

- Boston Housing Authority
- City of Boston, Assessing Department
- City of Boston, Public Facilities Department
- Local Initiatives Support Corporation (LISC)

RELEVANT EXPERIENCE

Josselyn Farms
Mattakeesett Street — Spring 1987 to present
Pembroke, MA

New construction of a 42 unit townhouse development containing HOP assisted, MHFA financed, Chapter 705 housing authority, and market condominium units. Total development cost of $4 million.

Responsibilities: Preparation of MHFA site approval, HOP financing, and private conventional construction loan applications. Assisted in securing local approval through HOP committee, Zoning Board of Appeals, and Chapter 774 hearing process.

Reference: George H. Verry
George H. Verry Company
193 Center Street
Pembroke, MA 02359
(617) 293-6384

Waterford Place
Shawmut Avenue — Spring 1987 to present
Boston, MA

New construction of a 40 unit SHARP subsidized highrise development containing 66% large family subsidized and 33% market rental units in Chinatown. Total development cost of $6.5 million. Waterford Place was highest scoring SHARP development in statewide competition held in the fall 1987.

Responsibilities: Development coordinator. Daily management of all phases of the development process, as well as preparation of the SHARP subsidy application, MHFA mortgage financing application, BRA linkage and HIF mortgage applications, and coordination of all development team members' efforts including architect, contractor, attorney, and management agent.

Reference: Henry Szeto
Chinese Consolidated Benevolent Association
90 Tyler Street
Boston, MA 02111
(617) 542-2574

Lithgow Development
Washington Street — Summer 1987 to present
Dorchester, MA

New construction of a 31 unit SHARP subsidized development containing 51% subsidized and 49% market rental units, and rehabilitation of the historic Lithgow Building into 25,000 sf retail/commercial development in Codman Square, Dorchester. Total development cost of $7 million.

Responsibilities: Preparation of development pro formas and all financing applications including SHARP, MHFA, Land Bank, CDFC and LISC.

Reference: William Jones
Codman Square HDC
702 Washington Street
Dorchester, MA 02124
(617) 825-4224

Lorne Street
Boston, MA — Spring 1988 to present

New construction of a 60 unit SHARP subsidized, townhouse development in Lena Park neighborhood of Roxbury, containing 50% subsidized, 15% moderate income, and 35% market rental units. Total development cost of $7.5 million.

Responsibilities: Preparation of development pro formas. Assistance to development coordinator.

Reference: Kyle McKinney
Lena Park CDC
150 American Legion Highway
Dorchester, MA 02124
(617) 436-1900

Mission Hill Artists
Parker Street — Summer 1988 to present
Boston, MA

New construction of 12 townhouse condominium units of which nine will be limited equity live/work cooperatives for moderate income visual artists and three will be market rate condominiums. Total development cost of $1.5 million.

Responsibilities: Preparation of development pro formas and financial feasibility analysis.

Reference: Jero Nesson
ArtistSpace, Inc.
7 Casenove Street
Boston, MA 02116
(617) 628-1018

Hathaway Hamlet
Route 6 Fall 1986 to Winter 1988
Barnstable, MA

New construction of a 185 unit townhouse development containing HOP assisted, MHFA financed, and market condominium units. Total development cost of $25 million.

Responsibilities: Market analysis. HOP and MHFA application assistance and review.

Reference: John T. Eller
John T. Eller Associates
45 School Street
Boston, MA 02108
(617) 227-9626

Brickbottom Artists
Fitchburg Street Fall 1986 to Spring 1988
Somerville, MA

Rehabilitation of a 250,000 sf industrial warehouse building into 91 limited equity live/work cooperatives for moderate income visual artists and 55 market rate condominiums. Total development cost of $14 million.

Responsibilities: Preparation of development pro formas. Assistance to development coordinator throughout planning and construction phases.

Reference: Robbin Peach
Fort Point Arts Community
249 A Street
Boston, MA 02210
(617) 423-4299

Malden Gardens
Pleasant Plaza Fall 1985 to Summer 1988
Malden, MA

New construction of two adjacent, SHARP highrise developments containing 25% subsidized and 75% market rental units. Total development cost of $23 million for 266 units.

Responsibilities: Preparation of SHARP and MHFA applications. Negotiation of mortgage financing and coordination of developments through closing and construction.

Reference: Joseph F. Carabetta
Carabetta Enterprises, Inc.
200 Pratt Street
Meriden, CT 06450
(203) 237-7400

SHARON LOWENTHAL

52 Beacon Street, Apt. 7
Boston, MA 02108
(617) 723-9723

PROFESSIONAL BACKGROUND:

CARABETTA ENTERPRISES, INC. (CEI)
Meriden, Connecticut

Project Coordinator
May 1983 to present

Package and secure construction and permanent financing for multi-family residential developments. Negotiate mortgage financing, assist in processing at state and local levels, and bring projects to loan commitments and closings. Serve as a representative of the developer with all local boards and officials, mortgage officers, architects, syndicators, and closing attorneys.

BOSTON FINANCIAL TECHNOLOGY GROUP, INC. (BFTG)
Boston, Massachusetts

Investor Services Agent
September 1981 to May 1983

Analyzed the financial operations of sixty residential and commercial real estate developments nationwide which were syndicated by BFTG. Continually reviewed and monitored each development with respect to revenues, expenses, operations, tax loss, and property management. Projected tax impact of sale and resyndication proposals to limited partners. Counselled managing general partners of troubled real estate developments as to necessary changes in policy or practices.

MASSACHUSETTS HOUSING FINANCE AGENCY (MHFA)
Boston, Massachusetts

January 1979 to September 1981

Assistant Financial Compliance Officer

Developed workout programs for financially troubled developments. Involved preparation and analysis of consequences of foreclosure and its effects on future tax shelter benefits to limited partners. Negotiated with owners, property managers, and syndicators for resolution of operating and financial compliance problems.

Mortgage Officer

Conducted financial analysis of all prospective real estate developments prior to marketing of bond issues. Involved extensive review of developments with management and design staff members, as well as outside investment consultant and Board members. Negotiated mortgage financing, assisted in loan closing, monitored project construction, approved construction loan disbursements, and assisted in subsidy program initiation.

OFFICE OF STATE PLANNING (OSP)
Boston, Massachusetts

Regional Liaison
May 1978 to January 1979

Served as liaison between local, state, and federal agencies on key downtown commercial and residential developments. Reported on major development issues in western Massachusetts to Governor Dukakis and Development Cabinet. Encouraged developers to participate in financial ventures for the promotion of state growth and urban revitalization policy.

EDUCATION:

HARVARD UNIVERSITY - JOHN F. KENNEDY SCHOOL OF GOVERNMENT
Cambridge, Massachusetts

Master's in City and Regional Planning-1978
Specialty in Community Development Finance

Awarded full scholarship through competition for academic year 1977-1978 by Environmental Protection Agency.

DARTMOUTH COLLEGE
Hanover, New Hampshire

Bachelor's in Geology/Urban and Regional Economics-1976
Minor degree program in Environmental Science

Cum laude honors
Dartmouth Alumni Club past president

PROFESSIONAL AFFILIATIONS:

Greater Boston Real Estate Board
Massachusetts Board of Registration of Real Estate Brokers
American Insitute of Certified Planners

References available upon request.

RESUMES OF ARTISTS

V I T A

Bill Ravanesi
348 Congress St.
Boston, Ma. 02210
617-482-8899

I received a Bachelor of Science degree in Zoology from the University of Massachusetts at Amherst in 1969; attended Imageworks:Center for Visual Studies, Cambridge, Massachusetts, between 1972-1975 and received a Master of Arts degree in Photography from Goddard College, Plainfield, Vermont in 1978.

Since 1972, I have been devoted to long term documentary projects which address social and cultural issues. For several years I photographed farm labor, concentrating on the Filipino migrant. Photogrpahing with large-format cameras, my works include portraits of farm laborers and landscapes taken in the west/southwest.

Between 1980 and 1983, I concentrated on inner city life in America with the assistance of Ford Foundation grants. During this period I formed and directed the Holyoke Public History Project and was instrumental in arousing a community response to the conditions depicted and described in both photographs and text. The Holyoke photographs center on life in three Latino barrios. The themes include housing and architecture, teenage mothers in the central city, arson, urban removal and the influence of immigrant culture-that of the "last wave," the Puerto Ricans who have come to Holyoke in the last twenty-five years.

The current project, "Breath-Taken: Personal Accounts of Asbestos Exposure" began in 1985. This three-year project will produce an exhibition of photographs and a text based on oral histories of individuals whose lives have been affected by asbestos. The project will bring the issues we face with asbestos into greater relief and provide a human framework for questioning.

Grants & Fellowships (selected)

1988-'89 Massachusetts Council on the Arts & Humanities. Boston, Ma. MassProductions category/project completion and presentation program for current work entitled, "Breath-Taken: Personal Accounts of Asbestos Exposure."

1984-'86 Drexel Fellowship. Drexel University, Department of Humanities and Communications. Philadelphia, Pennsylvania. Awarded a full time three-year teaching/research fellowship in photography.

1983 Massachusetts Artist Foundation. Boston, Massachusetts. Grant to pursue creative photography.

1983 Copeland Fellowship(in the Copeland Colloquium at Amherst College).Amherst, Massachusetts. The general purpose of the Colloquium is for fellows to pursue their own work and explore inter-disciplinary interest, as well as offering seminars in color and documentary photography.

1982-'83 Massachusetts Foundation for the Humanities and Public Policy. Amherst, Massachusetts. Grant was awarded to produce a three-part public history project on the Latino Community living in Holyoke, Massachusetts.

1982 National Endowment for the Arts. Washington, D.C. Visual Artist Fellowship in photography.

1982 Ford Foundation. New York. Individual grant to photograph in Holyoke, Massachusetts.

1980 Ford Foundation. New York. Individual grant to photograph rural farm workers in the West/Southwest.

1980 Massachusetts Artist Foundation. Boston, Massachusetts. Grant to pursue creative photography.

1980 National Endowment for the Arts. Washington, D.C. Photographic survey grant, participated as a member of a four person team to photograph in the Pioneer Valley/Western Massachusetts.

1979 Massachusetts Artist Foundation. Boston, Massachusetts. Finalist.

Teaching Experience

1984-1986 Drexel University, Philadelphia, Pa. Department of Humanities/Communications. Assistant professor. A three-year full time teaching fellowship.

Course list:
-History & Aesthetics of Photography. A survey course that covers both nineteenth & twentieth century photography.
-Advanced B&W Photography. Upper level course that concentrates on photographic techniques and controls.
-Basic Photography. An introductory level course in B&W that assumes the student has no prior understanding of the subject.

1983 Amherst College, Amherst, Ma. American Studies Program (Copeland Fellowship)
-offered seminars on documentary and color photography.

1975 Franklin Institute of Technology, Boston, Ma.(a program of the school of Artisanry at Boston University.)
-Studio photography courses that concentrated on both commercial and art photography.

1972-1975 Center for Visual Studies at Imageworks, Cambridge, Ma.
-teaching assistant for non silver photography classes.
-laboratory assistant for basic B&W classes.

Lectures(honoraria)

Phildelphia College of Art, Phildelphia, Pa. April 1987.
Potsdam College, State University of New York, Potsdam, N.Y. July 1986.
School of the Museum of Fine Arts, Boston, Ma. March 1985.
Port Washington Library, Port Washington,N.Y. January 1985.
Gibbes Art Museum, Charleston, S.C. October 1984
Drexel University(Humanities Day Presentation), Phila. ,Pa. April 1984
Syracuse University, Syracuse, N.Y., Light Work. November 1982.
Amherst College, Amherst, Ma. March 1982.
Harvard University, Cambridge, Ma. Winter 1982.

Appointments (selected)

Local Initiative Support Corporation, program of the Ford Foundation. Assignment to visually document ongoing rehabilatation programs in inner cities throughout the United States. Principal photographer. 1981.

Photographic Resource Center, Chairman of the capital fund drive. Boston, Ma. Winter 1979.

Artist-in-Residence, Light Work, Syracuse University. One month stipend, December 1981.

Exhibitions(selected)

Philadelphia College of Art, Phila., Pa. "The Asbestos Project", solo.March'8
Filipino Cultural Center, La Jolla, Ca. solo. January 1987.
Photokina, "50 Years Modern Color Photography", group. Cologne, Germany September 1986.
Brainerd Art Gallery, Potsdam College, Potsdam, N. Y. solo. Summer 1986.
Compton Union Gallery, Washington State University, Pullman, Wa. solo.Apr.'8
Purdue University Galleries, Purdue University, West Lafayette,In. solo. "Workers on the Land" . Jan.-March 1986.*
Bakalar Gallery, Photographic Resource Center, Boston, Ma. group. Nov. 1985.
The Museum of Contemporary Photography, Columbia College, Chicago, Il. "New Work/New Color", group. September 1985.
Plaza de la Raza Cultural Center, Los Angeles, Ca. "Workers on the Land", solo . Summer 1985.*
Wistariahurst Museum, Holyoke, Ma. "Pioneer Valley Photographers", group. March 1985.
Port Washington Public Library, Port Washington, N.Y. "Workers on the Land", solo. January 1985. *
Middendorf Gallery Washington, D. C. "New Work/New Color". group. December-January 1985.
Center for Documentary Photography, Duke University, Durham, N.C. two-person exhibit. December 1984.
Gibbes Art Gallery, Charleston, S.C. "Workers on the Land", solo. September-October 1984.*
Midwest Museum of American Art, Elkhart, In. "Workers on the Land". solo. summer 1984. *
Boston University Art Gallery, Boston, Ma. "Social Concern in the '80's: A New England Perspective" .group. February 1984.
The Detroit Public Library, Detroit, Mich. "Workers on the Land". solo. May 1983.*
Wistariahurst Museum, Holyoke, Ma. "The Hidden Holyoke:A Cityscape & Its People". solo. May-June 1983.
Mead Art Museum, Amherst College, Amherst, Ma. "The Holyoke Project". solo. April 1983.
Danforth Museum, Framingham, Ma. "Bay State Photography", Artist Foundation Grant Recipient Exhibit. Summer 1982
Irvine Fine Arts Center, Irvine, Ca. "Migrant Lives" group. May 1982.
Springfield Museum of Fine Arts, Springfield, Ma. "Pioneer Valley in Color", four-person exhibit. February 1982.
Ford Foundation, New York City. "Workers on the Land: South/Southwest" solo. winter 1982.
International Center for Photography, New York City, "The New Color",group. October 1981.
Everson Museum of Art, Syracuse, N.Y. "A Decade of Color Photography". group. May 1981.
Yuen Lui Gallery, Seattle, Wa."Filipino Portraits". solo. June 1980.
Clarence Kennedy Gallery, Cambridge, Ma. "Polaroid Collection" group. April 1979.
First Annual Third World Conference,Harvard University, Cambridge, Ma. "Filipino & Mexican Portraits". group, February 1979.

* "Workers on the Land: South/Southwest" is being circulated nationally under the auspices of the Ford Foundation.

Publications-photographs reproduced(selected)

50 Years Modern Color Photography	Published by Photokina, essays & plates, edited by Manfred Heiting, Frankfurt, Germany. Sept. 1986.
For Kid's Sake: Photographs of Today's Youth	Exhibition catalog of the Photographic Resource Center. Boston, Ma. December 1985.
New England Monthly	"High Street", Holyoke, Ma. Photographs with text by Robert Bertsche. November 1985.
New Work/New Color	Published by Abbeville Press, by Sally Eauclaire, "The Hidden Holyoke", text & plates. New York 1984.
"Social Concern in the '80's: A New England Perspective"	Boston University Art Gallery catalog, Boston, Ma. 1984.
The Gallery of World Photography	Naef, Weston, ed. "Social Commentary", Tokyo; Shurisha. 1983.
The Boston Globe Magazine	"A Clash of Interest in Holyoke", by Kristen Hundle Boston, Ma. October 2, 1983.
The Holyoke Project"	Mead Art Museum exhibition catalog, Amherst College by Judith Barter, Curator of Collections, April 198
Becoming Americans	by T. Knoll, published by Coast to Coast Books, Portland, Oregon, 1982.
Local Initiative Support Corporation	Two-year foundation capability report illustrated with color photographs. Winter 1982
The New Color	Published by Abbeville Press, by Salley Eauclaire. New York 1981.
Light Work	Contact sheet #24, Syracuse, N.Y. November 1981.
Harvard Magazine	"The Manongs of California." Cover story with portfolio and text by Peter Stanley. May/June 1981. This feature was awarded best photo essay of 1981 by the Counsel for the Advancement in Support of Education(CASE).
Northwest Photography	by Jim Burns, published by Yuen Lui Gallery, Seattl Wa. "Bill Ravanesi: Stilled Lives" Vol. 3 #3 Apr. '
Communication Arts	The Art Annual 1979, juried selection editorial, portrait of a Filipino migrant. Palo Alto, Ca. Vol. 21. July/Aug. 1979 The Twentieth CA Annual 1979 juried/editorial Mexican Family portrait. Vol. 21 #5 Nov./Dec. 1979.
Picture Magazine	Cover & portfolio with text by Ravanesi. Los Angele issue #7 , 1978.

Reviews (selected)

WISE, Kelly."A Candid Look at Today's Youth", The Boston Globe,Boston, Ma. November 25, 1985.
CANAVOR, Natalie. "View camera portraits", Popular Photography, New York April 1985.
THOMPSON, Bill. "Photographer Seeks to Portray Human Character", The News and Courier/The Evening Post, Charleston, S.C., October 7, 1984.

By the editor, "Photographer Documents Lives of the Disvantaged," The Alumnus, Vol. 15, No 1, University of Massachusetts, Amherst. January, 1984

SCHLOSS, Carol. "Documenting Human Erosion," Journal of Photography in New England, a Photographic Resource Center Publication, summer 1983.

FRAIL, F.S. "The Hidden Holyoke", The Valley Advocate. Northampton, Ma. May 18, 1983.
GORDON, Ronnie. "Photographer uncovers 'The Hidden Holyoke'," The Morning Union, Springfield, Ma. May 19, 1983.
WERTH, Barry ."Looking at City History Through the Lens," Transcript-Telegram, Holyoke, Ma. May 1983.
DIMOCK,George. "Hidden Holyoke," The Berkshire Eagle, Pittsfield, Ma. June 11, 1983.
O'CONNELL, Kristen. "The Hidden Holyoke: A City's Workers, Past & Present, Daily Hampshire Gazette, Amherst. Ma. June 15, 1983.
KARMEL, Pepe. "Photography Raising a Hue: The New Color." Art in America, January 12, 1982.
ZELLMAN, Ande. "Giants in the Earth," Boston Phoenix, February 20, 1979.
GREENE,Patricia."His Subject: Forgotten Filipino Farm Workers," Hampshire Gazette, Northampton, Ma. October 21, 1978.

Permanent Collections

Jack Jaffe Collection- Chicago, Illinois.

Polaroid Collection- Cambridge, Ma.

Polaroid International- Amsterdam, Holland, sx-70 sequences "IRAN 444"

David Bakalar Collection- Boston, Ma.

Gibbes Art Museum- Charleston, S.C.

Yuen Lui Collection- Seattle, Wa.

University Gallery- University of Massachusetts, Amherst, Ma. Class of 1928 Collection.

Museum of Modern Art- New York(Ltd. edition portfolio) The New Color: Ten American Phohographers-Abbeville Press, 1981.

GARY E. KOEPPEL
258 CHESTNUT AVE.
JAMAICA PLAIN, MA 02130
522-3051

STUDIO ADDRESS 1 Fitchburg Street B160 Somerville, MA 02143 666-8674

EDUCATION

1971-75 The Maryland Institute college of Art, Baltimore, MD.
Degree BFA

1976-77 The New School (Parsons School of Design), New York, NY.
Figure drawing, Printmaking

Summer
1973 University of Saskatchewan, Emma Lake, Saskatchewan, Canada
Drawing

EXHIBITS

Nov. 1981 Fort Point Artists at City Hall, Boston

Oct. 1982 Fort Point Artists Open Studios, Boston

June 1988 Brickbottom Artists Project Open House Somerville, MA

Nov. 1988 Brickbottom Artists Profect Open Studios, Somerville, MA

WORKS IN COLLECTIONS

Mr. & Mrs. Doug Rainville, Tyngsboro, MA

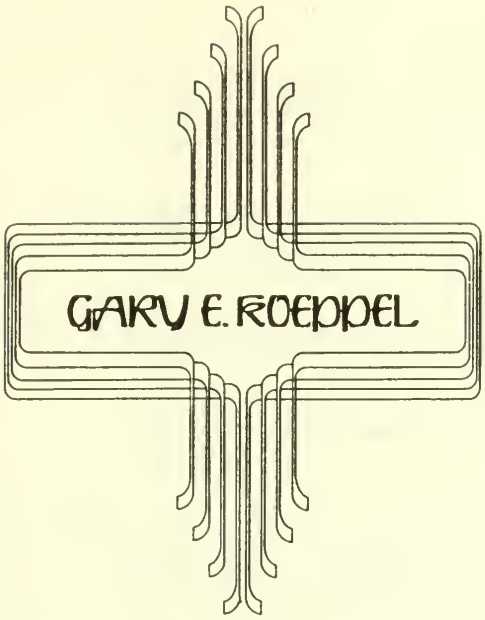
Mr. & Mrs. Flugpfelder, West Germany

Dr. P.Gill & Ms. Leah J. Copass, Chestnut Hill MA.

WORK RELATED PROJECTS

Decorative wall finishes, Prendergast-Clement Residence.
Three brush mottle finish of dressing room. Sky mural in walk in closet on ceiling. Restored, painted and stencilled 1880's wardrobe,

Furniture and painting Copass-Gill Residence.
Restoration and painting of bureau, green striated finish. Restoration and painting of glazed, antiqued, and gold leafed hutch 1880's. Painting of portrait commission oil on canvas 3½x4feet.



ADDRESS: 368 Congress Street
Boston, MA 02210

PHONE: (617) 426-8887

OBJECTIVE:

To be of service as a staff or free lance artist in Art Direction, Design, Illustration for an Advertising Firm, Design Studio, or Publication.

EXPERIENCE:

Current Running a freelance design, illustration, and production service.
- Company letterheads, mailers, ads, pen and ink, and color illustrations.

1978-80 *Allen Advertising, Baltimore, MD.
- Mechanicals, paste-ups, type specing, comps, for Davison Chemical account, a division of W.R. Grace.

1980 The Cloisters Childrens Museum, Baltimore, MD.
- Exhibits and displays department. Construction and planning of exhibits and creation of Graphics throughout museum. Care and maintenance of Rabbits, Chickens, Ducks and Honeybees.

1977-78 D&L Graphics, Design Studio, New York City, N.Y.
- Art Director of studio on various national accounts located in Manhattan. Brystol Meyers, Coty, Crane Co., Dunn & Bradstreet, Western Union International, RCA Records, etc.
- Duties included mechanicals, layouts, comps., type specing, illustration, production, and working of Pos One stat machine.
- Worked in areas of promotion as well as industrial brochures, leaflets, direct mail, coordinating of publications, slide shows (35mm and overhead) and outside vendors.

1977 *New Life Color, Printer, Ridgefield, N.J.
- Art work, production for full color brochures.

1976-77 Conti Advertising, International Industrial Accounts, Montvale, N.J.
- Assistant Art Director, mechanicals, layouts, comps., type specing, photo retouching and illustration. Worked with strippers, photo retouchers, printers, photographers and typesetters.

1975 Words Inc., Photo Typesetter, Fort Lee, New Jersey
- Mechanicals for packaging (hard and soft) paste-ups, logo designs and photo dark room work.

*Sign Painting
- Designing and illustrating show cards and lettering of commercial vehicles.

1975 *City Dweller News, Baltimore, MD.
- Design and layout of advertisements, logos, and spot illustrations for issue; Vol. 3, No. 2, June 17-July 14.

1974-75 *University Park Press, International Publishers in Science and Medicine, Baltimore, MD.
- Construction of mechanicals of photographic plates for Atlas Fetal Anatomy. Redrawing of charts and figures for various instruction manuals.

1974 Social Security Administration, Main Headquarters, Woodlawn, MD.
- Specially selected for summer program from The Maryland Institute for work in the Distribution and Design Management Unit to do paste ups for publications, some type specification and brochure cover design.

1973-74 Nyborgs Inc., Engineering and Artists Supplies, Baltimore, MD.
- Designed and supervised construction of seasonal window displays.

TRAVEL:

I traveled abroad to experience different cultures and view the wealth of great art available within such a close area, and to gain an awareness of the influence of design in each society. The countries visited were Belgium, England, Scotland, France, Switzerland, Italy, Greece, Germany, Denmark, Sweden, Norway, and the Netherlands. During my time abroad, I compiled approximately 300 color slides and 150 black and white photographs.

EDUCATION:

1976-77 The New School of Social Research, New York

Subjects: Printmaking, Life Drawing and Illustration.

1971-75 The Maryland Institute College of Art, Baltimore, MD.

Degree: Bachelor of Fine Arts.
Major: Graphic Design, Dean's List 1973-75

Summer 1973 University of Saskatchewan, Canada

Subject: Drawing

REFERENCES:

Furnished upon request.

* Denotes freelance position.

JANIS LAVINE

Residence:
648 Green Street
Cambridge, MA 02139
(617) 492-5309

Studio:
59 Amory Street
Boston, MA 02119
(617) 524-0478

ACADEMIC EXPERIENCE

1986	Massachusetts College of Art, M.F.A., with Honors in 3-D Fine Arts
1975	California College of Arts and Crafts, B.F.A., High Distinction in Ceramics
1973	Penland School of Arts and Crafts
1970-1973	Georgia State University

TEACHING

1987-present	Palfrey Street School, Watertown, MA, Fine Art
1987	Boston University Summer Arts Institute, Boston, MA, Sculpture
March 1987	Arts Council of Franklin County, Greenfield, MA, Sculpture
1986-1987	Cambridge School of Weston, MA, Ceramics
1985	Massachusetts College of Art, Boston, MA, Ceramic Sculpture
1980, 1984	Massachusetts College of Art, Boston, MA, Ceramics T.A.
1979-1980	Countryside Elementary School, Newton, MA, Ceramics
1979	Perry Elementary School, Boston, MA, Ceramics

ART AND EDUCATION ADMINISTRATION

1987-present	Recruitment Coordinator, Palfrey Street School, Watertown, MA
1983-1984	Admissions Counselor, Student Employment Director, Massachusetts College of Art, Boston, MA
1977-1978	Program Coordinator, Newton Arts Center, Newton, MA
	Co-proprietor, East Bay Clay Gallery, Oakland, CA

ARTIST-IN-RESIDENCE

March 1987	ARTSPACE, Greenfield, MA

AWARDS

1987	Artists Foundation Fellowship Finalist in Crafts, Boston, MA

PUBLICATIONS

April, 1987	The EXAMINER, Greenfield, MA
March 1985	Style, THE BOSTON HERALD, Boston, MA
Oct./Nov. '81	Gallery, AMERICAN CRAFT MAGAZINE
July 1981	Art Around Town, THE TAB, Boston, MA

EXHIBITIONS

One-Person

March 1987	ARTSPACE, Greenfield, MA, "Anxious Nature", Paper Sculpture
April 1986	Massachusetts College of Art, Thompson Gallery, Boston, MA , "Sequestered /In Solid Motion", M.F.A. Thesis Exhibition

Group

Nov. 1987	The Art Complex Museum, Duxbury, MA, "Paperworks '87"
May 1987	City of Lenexa, Lenexa, Kansas, "Dimensions'87", Paper Sculpture
July 1986	Boston University, George Sherman Union Gallery, "Artists Working in Paper-2D, 3-D"
Jan. 1986	Massachusetts College of Art, Thompson Gallery, Boston, MA, "Work Outside Our Medium", Photo Collage — Cyanotype Prints
March 1986	Boston Center for the Arts, Cyclorama, "Mass Art 2D, 3D" Ceramic Sculpture
Nov. 1985	Massachusetts College of Art, North Gallery, Boston, MA, "Utopia", Ceramic Sculpture
May 1985	Commonwealth Center, Dover, MA, Sculpture installation for outdoor dance performance and dancer in"Migration" by Carol Anthony
April 1985	Massachusetts College of Art, Longwood Theatre, Boston, MA, Dancer in "Speech Patterns" by Carol Anthony
1982-83	Ethel Putterman Gallery, Orleans, MA, Gallery affiliate, Raku ware
1981	Boston Visual Artists Union, Boston, MA, "Eye of the Imagination", Ceramic Sculpture
1980-81	Signature Gallery, Atlanta, GA, Gallery affiliate, Raku ware
1980	Newton Arts Center, Newton, MA, Faculty-staff Exhibition
1979	The Potters Shop, Newton, MA, Studio artists exhibition
1977	Limited Editions, Newton, MA, Gallery affiliate, Ceramic jewelry
1976	Abbey Galleries, Weston, MA, Ceramic jewelry exhibition,
1976	East Bay Clay Gallery, Oakland, CA, Affiliated artist exhibition
1976	Richmond Arts Center, Richmond, CA, "The Coykendall Influence", Ceramic Sculpture
1975	Kaiser Center Gallery, Oakland, CA, CCAC Faculty/Student Exhibition, Ceramic Sculpture

JAMES KENNEDY

1126 Boylston Street, #700
Boston, Massachusetts 02215
(617) 266-0051

Born: 1956

EDUCATION

1975-1979	Boston University: Undergraduate studies in Philosophy (Aesthetics) and English
1979	Tufts University: Summer studies, Classical Institute; Greek
1975-1979	New England Conservatory, Third Stream Department: Piano; private studies with Ran Blake
1973	Bethesda-Chevy Chase, Montgomery County Art Centre: Painting

INDIVIDUAL EXHIBITIONS

1988	Oasis Gallery, Boston, Massachusetts
1985	Galerie Epikur, Wuppertal, Germany
1984	Galerie Gruner Panther, Frankfurt, Germany

GROUP EXHIBITIONS

1986	Stamford Art Association: Faber Birren Color Award Show, Stamford, Connecticut
1983	Sunne Savage Gallery, Boston, Massachusetts
1982	Charlestown Working Theatre: "Charlestown Artists," Charlestown, Massachusetts
1982	Sunne Savage Gallery: "Painting and Works on Paper," Boston, Massachusetts
1980	Federal Reserve Bank Gallery, Boston, Massachusetts
1973	Montgomery County Art Centre, Bethesda, Maryland

AWARDS

1988	Finalist in Painting, Massachusetts Artist Fellowship Program
1986	Semi-finalist in Painting, Massachusetts Artist Fellowship Program

COLLECTIONS

Architecture Design Development, Inc., Cambridge, Massachusetts
Dorchester Associates, Dorchester, Massachusetts
James Alexander, Boston, Massachusetts
David Galloway, Wuppertal, Germany
Eyal Shapira, Boston, Massachusetts
Debra P, Greenberg, Boston, Massachusetts

AFFILIATIONS

1987-1988	President, Mission Hill Artists Housing Corporation
1980-1988	Member, Boston Visual Artists Union
1985-1988	Member, Fort Point Arts Community

MERYL BRATER
Studio: 496 Harrison Ave., Boston, Ma. 02118 (617)426-6067
Home: 453 West St., Carlisle, Ma. 01741 (508)371-0642

EDUCATION
1973 Lake Placid Center for Music, Drama and Art, Lake Placid, N.Y.
1973 Bachelor of Arts, Wheaton College, Norton, Ma.
1971 Tanglewood Institute (Boston University), Lenox, Ma.

AWARDS AND HONORS
1987-1988 Fellow, Mary Ingraham Bunting Institute, Radcliffe College
1986 Finalist, Artists' Books Fellowship,
Massachusetts Council for the Arts and Humanities

PROFESSIONAL ACTIVITIES
1988 Lecturer, Montserrat College of Art, Beverly, Ma.
1986- Faculty, Art New England Summer Workshops, Bennington College,Vt.
1985 Visiting Artist, Massachusetts College of Art, Boston, Ma.
1984 Lecturer, Noon Forum, Institute of Contemporary Art, Boston,Ma.
1983- Artist Member, Center for Book Arts, New York, N.Y.
1983 Visiting Artist, Massachusetts College of Art, Boston, Ma.
1981-1983 Instructor, Experimental Etching Studio, Boston, Ma.
1981 Visiting Artist, Art Institute of Boston, Boston, Ma.
1981 Visiting Artist, Wheaton College, Norton, Ma.
1979- Experimental Etching Studio/EES Arts (open studio),Boston, Ma.
1977-1978 Artist in Residence, Forum Grafik Skolan, Malmo, Sweden
1976-1977 Creative Arts Workshop (open studio), New Haven, Ct.

REPRESENTATION
Tony Zwicker Books and Bookarts, New York, N.Y.
Gallerie Caroline Corre, Paris, France
Jayne H. Baum Gallery, New York, N.Y.

SELECTED COLLECTIONS
American Ambassador's Residence, Seoul, South Korea
Print Dept., Boston Public Library
The Westin Hotel, Seattle, Wa.
Bank of San Francisco, San Francisco, Ca.
Software House, Cambridge, Ma.
Chermayeff & Geismar, New York, N.Y.
Hartford National Bank, Hartford, Ct.
New England Medical Center, Boston, Ma.
The Vista Hotel, Washington,D.C.
Manufacturer's Hanover Trust, New York, N.Y.
Brooklyn Museum Library, Brooklyn, N.Y.
Tokyo Hilton, Tokyo, Japan
Sheraton Hotel, Los Angeles, Ca.
Prime Computer, Ma.
Harvard Bussiness School, Boston, Ma.
International Business Machines
Gannett Co., Md.
Osaka Hilton, Osaka, Japan

SELECTED EXHIBITIONS

1988 The Back Space, Brockton Art Museum, Brockton, Ma.
1988 New England Impressions: The Art of Printmaking, Fitchburg Art Museum, Fitchburg, Ma.
1988 Bunting Institute, Radcliffe College, Cambridge, Ma.
1987 Interior Spaces, Danforth Museum of Art, Framingham, Ma.
1987 EES, Arthur B. Mazmanian Gallery, Framingham State College, Framingham, Ma.
1986 Prints from the Experimental Etching Studio, Laura Knott Gallery, Bradford College, Bradford, Ma.
1986 A Director's Choice, EES Arts, Art Complex Museum, Duxbury, Ma.
1986 Abstractions, Society of Arts and Crafts, Boston, Ma.
1986 Artists' Books Invitational, Clark Gallery, Lincoln, Ma.
1986 The Book Made Art,Joseph Regenstein Library, University of Chicago, Il.
1986 Instituto Superior de Arte, Havana, Cuba
1985 Book Arts II, Hand in Hand Gallery, New York, N.Y.
1985 Artworks/Bookworks, Dallas Public Library Community Showcase, Dallas, Texas
1985 Contemporary Book Artists, Hand in Hand Gallery, New York, N.Y.
1985 Between the Covers, Thompson Gallery, Massachusetts College of Art, Boston, Ma.
1985 Essence Beyond Form, Chinese Cultural Institute, Boston, Ma.
1984 Fourth Annual Artists' Book Show, Kathryn Markel Gallery, New York, N.Y.
1984 Prints/EES Arts, North Hall Gallery, Massachusetts College of Art, Boston, Ma.
1984 Alumnae Artists: A Sesquicentennial Exhibition, Watson Gallery, Wheaton Gallery, Norton, Ma.
1984 Center for Book Arts, The First Decade, New York Public Library, New York, N.Y.
1984 On the Wall/Off the Wall, BVAU Gallery, Boston, Ma.
1983 Art & Craft of Handmade Paper, Thompson Gallery, Massachusetts College of Art, Boston, Ma.
1983 Points of View, Salem State College, Salem, Ma.
1983 Experimental Etching Studio, World Print Council Gallery, San Francisco, Ca.
1982 Experimental Etching Studio, Mt. Royal Art Centre, Montreal, Canada
1982 Experimental Etching Studio, Southeastern Massachusetts University, Dartmouth, Ma.
1981 Contemporary Printmakers Exhibition, Center/Gallery, Carrboro, N.C.
1981 Experimental Etching Studio, Brockton Art Museum, Brockton, Ma.
1980 Contemporary Prints, Elmira College, Elmira, N.Y.
1979 Experimental Etching Studio, Salem Arts Colloquim, Salem, Ma.
1979 Experimental Etching Studio, Woods-Gerry Gallery, Rhode Island School of Design, Providence, R.I.
1975 Connecticut Artists, Slater Museum, Norwich, Ct.

BIBLIOGRAPHY

Nemser, Rebecca. "Performance Today", NATIONAL PUBLIC RADIO, August 26, 1988.

Ferguson, Jessica. "Mary Ingraham Bunting Institute, Radcliffe College", ART NEW ENGLAND, June 1988, p.15.

Day, Meredith Fife. "The Naturals", MIDDLESEX NEWS, April 29, 1988.

Tarlow, Lois. "Alternative Space: Meryl Brater", ART NEW ENGLAND, Dec 1986/Jan 1987, p. 10-11.

Abt, Jeffrey. THE BOOK MADE ART. The Joseph Regenstein Library, The University of Chicago, 1986, p. 15.

Becker, David. "Artists Book Conference", THE PRINT COLLECTOR'S NEWSLETTER, July-August 1985, p. 93.

Markel, Kathryn. ARTWORKS/BOOKWORKS. Dallas Public Library Community Showcase,1985.

Mattson, Francis. THE FIRST DECADE: CENTER FOR BOOK ARTS. The New York Public Library, 1984, p.12.

"From the Art of the Book to Artists' Books", CRAFT INTERNATIONAL, Oct-Nov-Dec 1984, p.16

Taylor,Robert. "Alumnae at Wheaton and a Wellesley Show",THE BOSTON GLOBE, Dec. 9, 1984.

Davidson, Sandra C. and Murray, Morag. ALUMNAE ARTISTS: A SESQUICENTENNIAL EXHIBITION. Watson Gallery, Wheaton College 1984

Morganroth, Lynda."Studio Makes an Impression on Boston Art Scene", THE BOSTON GLOBE, Calendar Section, Nov. 22, 1983, p.7.

Doll, Nancy."Brockton Art Museum/Brockton, Experimental Etching Studio", ART NEW ENGLAND, March 1981, p. 8.

JOHN POWELL
453 WEST STREET
CARLISLE, MA 01741

EDUCATION

MFA Massachusetts College of Art, 1986
Apprenticeship, Thijs van Kimmenade, Milheeze, Holland, 1974-5
BA College of Idaho, Caldwell, Idaho, 1968

EXHIBITIONS/INSTALLATIONS

1987 Boston Now....Projects
Street Lights, an installation sponsered by the Institute of Contemporary Art, Boston, Ma.

New Works, Bromfield Gallery
Boston, Ma.

Clear Lights, installation for Boston's First Night
Interactive live muscians/light structures/performance

1986 Flash Lights, installation at Sky Art Conference at the Center for Advance Visual Studies, MIT. Mylar, helium, flashbulbs

117/8"=Nanosecond, installation at Mobius with preformance group "PHYLOMEN", Boston, Ma.

Ballet, "Refrigerator", by Gamma Skupinsky presented at Jordan Hall, New England Conservatory of Music.
Light structures, interactiv video, choreography

Grid Lights, installation at the Massachusetts Transportation Building. Mercury vapor and sodium vapor lamps.

Alcheme Gallery, Boston, Ma., installation with granite, cast iron, quartz halogen light

Light Steps, installation for First Night, Boston

1985 Wave Front, installation at Thompson Gallery, Mass. College of Art

Light Line, permanent installationat 63 Stuart street Boston, Ma.

Incandescent Light, collaborative installation at the Center for Advance Visual Studies, MIT

1984 Ritual Vessels, cast bronze vessels at Mass. College of Art

Light Tides, an installation on the tidal flats at Peddocks Island, Boston Harbor, boston Harborfest

1983 Wall Works, group show at Carson Siepro Gallery, Denver, Co.

1982 Installation, wall and floor work, University of Idaho Moscow, Idaho

1981 College of Southern Idaho, solo show, Twin Falls, Idaho

1980 Installation, large scale work and lithographs Sun Valley Center for the Arts, Sun Valley, Idaho

Centrum, Port Townsend, Wash.

Installation, Boise Gallery of Art

1979 Yellowstone Arts Center, Billings, Montana

1978 Ponds and Streams, installation at the Sun Valley for the Arts Sun Valley, Idaho

1977 Corpus Christi College, Corpus Christi, Texas

Cheney Cowles Museum, Spokane, Washington

CORPORATE COMMISSIONS/COLLECTIONS

Nicosia Development, Boston, Ma.
Century Realty Trust, Lewis Wharf, Boston
Montiean Restuarant, Boston
GTE/Sylvania, Danvers, Ma.
Boise Cascade Corporation, Boise, Idaho
Oppenheimer Development Corporation, Cheyene, wy.
Boise Municipal Airport
Price Construction, Seattle, Wash.

DENNIS KOWAL, SCULPTOR • STUDIO: CURZON MILL ROAD • MAUDSLAY STATE PARK • NEWBURYPORT • MASSACHUSETTS 01950 • TELEPHONE 508 465-9849

DENNIS KOWAL, SCULPTOR

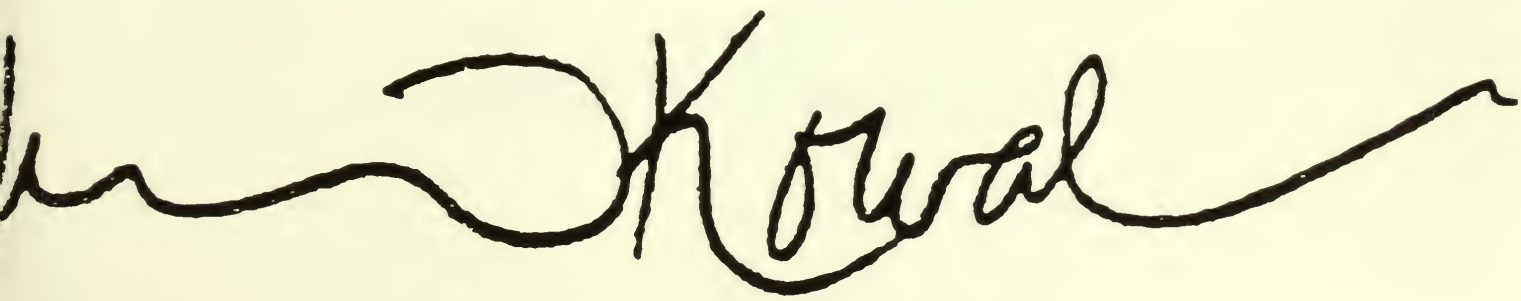
Working successfully for over 25 years as a sculptor with both private and public curators, collectors and consultants, D. J. Kowal has been awarded 26 major public commissions, held 26 one-man exhibitions and participated in over 300 group shows. His work is in over 100 private collections throughout the country.

Kowal's monumental and archetypical sculptures show an unusual and sensitive awareness of entropy and human scale. They are classical and symbolic, sensual and intuitive: the affirmative energy of life. His creative use of modern technology reflect early hands-on training in engineering and design. His pioneer work in the use of carved acrylic and solid steel have attracted international attention.

Over the years Kowal has published 10 limited edition colored posters in conjunction with one-man exhibitions of his sculpture. The most recent being a first of its kind - a 7-color embroidered fabric poster. He was a university professor for 12 years and authored a definitive technical book: Casting Sculpture. Subsequently he has been Artist-in-Resident at numerous schools including Dartmouth College, University of Georgia, Amherst College and currently at Maudslay State Park in Newburyport, Massachusetts.

Kowal has received many awards and fellowships including those at Yaddo, Oxbow and Edward McDowell Colonies. Among the most prestigious commissions received are "Winged Migration #2", a 13 foot 2 inch, 6.5 ton sculpture for the National Fire Protection Association, and creation of the winning design for the Vietnam Veterans Memorial for the Commonwealth of Massachusetts: 21 feet tall and 26 feet across of steel, granite and bronze.

Selected public sculpture by Kowal can be seen at: De Cordova Museum, Florida Federal in Tampa, Gillette Corporation, Raytheon Company, Federal Reserve Bank in Boston, Babson College, Milton Academy, Ravinia in Chicago, Lake Forest College, Newsweb Corporation in Chicago, Mount Holyoke College and Bank of New England Corporate Headquarters in Boston.



SELECTED AWARDS

1965/72	Artist-in-Residence and Fellowship Edward MacDowell Colony Peterborough, New Hampshire
1970	Artist-in-Residence "Yaddo", Saratoga Springs, New York
1970/71	Artist-in-Residence Dartmouth College Hanover, New Hampshire
1971	Artist-in-Residence Haystack-Hinckley Summer Workshop Maine
1973	Artist-in-Residence University of Georgia Athens, Georgia
1975	Artist-in-Residence City of Boston Institute of Contemporary Art Boston 200 National Endowment for the Arts
1976	National Endowment for the Arts Matching Grant with Babson College Wellesley, Massachusetts
1977	Artist-in-Residence De Cordova Museum Lincoln, Massachusetts
1977	Artist-in-Residence Amherst College Amherst, Massachusetts
1978	Visiting Artist Milton Academy Milton, Massachusetts MASS Council for the Arts and Humanities
1978	Artist-in-Residence Oxbow Summer Workshop Michigan
1986	Vietnam Veterans Memorial for the Commonwealth of Massachusetts
1988/90	Artist-in-Residence Maudslay State Park Newporyport, Massachusetts

SELECTED PERMANENTLY INSTALLED PUBLIC SCULPTURE

Sacred Heart Hospital Cumberland, MD	**AURORA** bronze 6', 1966
Allegheney College Cumberland, MD	**OMINOUS IKON** bronze 8', 1970
Gillette Corportion Boston, MA	**MEMORIAL TO A BIOTIC MYTH** bronze, 1974
Brockton Art Museum Brockton, MA	**SMALL MOUNTAIN SERIES** steel, 1975
Institute of Contemporary Art Auditorim MBTA Station, Boston, MA	**CONSTELLATIONS** steel 8'2", 1975
Babson College Wellesley, MA	**OMINOUS IKON #6 & YADDO** steel 6' & 49", 1976
Boston University Boston, MA	**ODYSSEY** steel 6'4", 1976
Ravinia Festival Chicago, IL	**FORWARD MOVING LANDSCAPE** steel 8'8", 1976
De Cordova Museum Lincoln, MA	**MIGRATION #7** steel 8', 1982
Federal Reserve Bank Boston, MA	**OMINOUS IKON** steel 8', 1982
Milton Academy Milton, MA	**WAVES OF ANOTHER DIMENSION** steel 7'9", 1978
Newsweb Corporation Chicago, IL	**WINGED MIGRATION** steel 8'5", 1978
Bally Design Associates Pittsburgh, PA	**VERTICAL MIGRATION #7** carved acrylic and steel 3'10", 1980
Lake Forest College Lake Forest, IL	**EROICA** wood 34", 1981
National Fire Protection Association Batterymarch Park, Quincy, MA	**WINGED MIGRATION #2** steel 13'2" **WINGED MIGRATION #2** bronze 12"; Edition 26 1980/81
Southern Illinois University and Museum Carbondale, IL	**LYRICAL MIGRATION** steel, 11', 1983
Raytheon Company Portsmouth, RI	**LOGO** acrylic, 8" diameter, 1983
Florida Federal Tampa, FL	**LIGHTLY CURVED AIR** acrylic and wood 62", 1984
Mount Holyoke College and Museum South Hadley, MA	**MIGRATION SERIES** steel, 72", 1988
Bank of New England Boston, MA	**AMERICAN IKON SERIES** **(FRACTURED WHITE LIGHT)** acrylic, bronze, stainless steel, 87", 1988

EDUCATION

Art Institute of Chicago, University of Illinois - Chicago, Southern Illinois University; B.S. - 1960, M.F.A. - 1962

SELECTED ONE-MAN EXHIBITIONS

1964/66	Devorah Sherman Gallery - Chicago, IL
1971	Jaffe-Friede Gallery, Dartmouth College - Hanover, NH
1974	Dorsky Gallery Ltd. - New York, NY
1974	Boston Architectural Center - Boston, MA
1975	Brockton Art Museum - Brockton, MA
1977	Robert Freidus Gallery - New York, NY
1977/78	Worthington Gallery - Chicago, IL
1978	Mead Art Museum, Amherst College - Amherst, MA
1978	North Carolina Museum of Art - Raleigh, NC
1979	Gilbert Gallery Ltd. - Chicago, IL
1984	Boston Fine Arts Gallery - Boston, MA
1988	Beaulieu Art Resources - Cambridge, MA

SELECTED PUBLICATIONS

1966 **"Art News"**, Joshua Kind, Summer

1967 **"Sculptors/Illinois 1967"** - Art Insitute of Chicago

1961 **"The Art Gallery"**, February

1972 Casting Sculpture
D. Kowal and D. Melach; Crown Publications

1973 **"HUD Publications"**
National Community Art Competition, Washington, DC

1974 Who's Who in America

1974 Who's Who in American Art

1974 International Art Directory

1977 **"The Real Paper"**,
"Sculptor Dennis Kowal: Portrait of the Artist and the Boston Art Market", 3/5/77

1978 **"Drawings for Outdoor Sculpture"**
John Weber Gallery, NY

1978 **"Ameryka, Sztuka Polakow Amerykanskich"**
Szymon Bojko, Poland

1979 **"Decade"**
"The Sculpture of Dennis Kowal, Rituals of Celebrations", March/April

1982 **"Boston Magazine"**
"82 People to Watch in '82", January

1988 **"The Link"**, "An Artist of Modern Time" -
Boston University Press

1988 **"Public Art in Greater Boston"**, Harvard Common Press

Resume

Gail MacLachlan

home- 39A Prescott Street
Somerville, Ma. 02143
(617) 625-1581

studio- 327 "A" Street 4th floor
Boston, Ma. 02210

Date of Birth

6/27/52

Education

'70-'73
The Art Institute of Boston. major- painting and printmaking

Exhibitions

'88 "Gail MacLachlan, Works on Paper"
The Harvest Cambridge, Ma.

'82 "Four Artists"
Gallery East at the Art Institute of Boston

'80 "Gail MacLachlan, Pastels"
Bromfield Gallery Boston, Ma.

'80 "The Art Institute Goes to the Symphony"
Cabot-Cahners Room at Symphony Hall Boston, Ma.

'79 "New Directions 2"
MacIvor Reddie Gallery Boston, Ma.

'79 "Festival of Women in the Arts"
Hyatt Regency Hotel Cambridge, Ma.

'78 "New Directions"
MacIvor Reddie Gallery Boston, Ma.

'78 "Women/Art/Work"
Franconia College Franconia, NH.

'76 Frameworks
Cambridge, Ma.

Lectures/Events

'85-'87
Participant of the Fort Point Channel Artists Annual Open Studios.

'83 Travel/study in Japan

'80 "Around the Hub", WBUR FM
Interview in connection with one person show at the Bromfield Gallery

'77 Gallery lecture
Franconia College Franconia, NH.

'75 Travel/study in Greece

Resume

Dana Sigall

home- 39A Prescott Street
Somerville, Ma. 02143
(617) 625-1581

studio- 348 Congress Street
Boston, Ma. 02210
(617) 357-5140

Date of birth

9/5/54

Education

'72-'76
Ohio University Athens, Ohio
BFA photography/art history

Occupation

freelance photographer

Publications (selected)
photos reproduced

CIO Magazine '88 Framingham, Ma.

Dance Magazine '88 New York, N.Y.

Deutscher Kunstlerbund 36th Annual Exhibition Catalogue
'88 Karlsruhe, Germany

Digital Review Magazine '86-'88 Boston, Ma.

INC Magazine '87, '88 Boston, Ma.

Lotus Magazine '85-'88 Cambridge, Ma.

New American Design '87 Rizzoli International Publications New York, N.Y.

Ultrasport Magazine '87 Boston, Ma.

Exhibitions

'82 "The Photographer's Assistant" group show
Boris Gallery Boston, Ma.

'82 "Flip/Flop, Carl Mastandrea and Dana Sigall"
Gallery East, Art Institute of Boston Boston, Ma.

'79 "Faculty/Staff Show"
Gallery East, Art Institute of Boston Boston, Ma.

Grants and awards

'88 Somerville Arts Lottery Grant: "Somerville Youth Employment Documentary Project" (in progress)

'88 Boston Ad Club Creative show: merit award

Community service accounts

Arts and Entertainment Network

Mission Hill Artist Housing Partnership

New England Eye Bank

"Rythms of Hope/ Boston Dancers Unite"
(AIDS research benifit sponsored by New England Life Insurance Co.)

Work experience

'83-present
freelance photographer
348 Congress St. Boston, Ma. 02210

'80-'83
studio manager, John Van-S Photography
50 Melcher St. Boston, Ma. 02210

'77-'80
photography department facilities manager, Art Institute of Boston
700 Beacon St. Boston, Ma. 02215

BLOSSOM
DESIGN AND DECORATIVE FINISHES
129 KINGSTON STREET, 5th FL.
BOSTON, MASSACHUSETTS 02111

June, 1988

STEPHEN BLOSSOM
129 Kingston street, Fifth floor
Boston, MA 02111

telephone: 4822440

Born: 1950, Cleveland, Ohio

EDUCATION

Boston University, A.B. 1973
Rhode Island School of Design, 1974
Boston University School for the Arts, 1975, 1977
Skowhegan School for Painting and Sculpture, 1977

AWARDS

Skowhegan: Nathanial Saltonstall Scholarship awarded through Boston University.

EXHIBITS

Cleveland Museum of Art, MAY SHOW, 1983
Cleveland Museum of Art, may show, 1985.
ART IN PUBLIC SPACES, American Institute of Architects/ Architectural Foundation of Los Angeles, co-sponsors for an exhibit at the Interior Design Center of New York, May, 1988.

E. Natatcha Estébanez
11 ~~Middle Street~~ 551 E. 6TH ST SOUTH BOSTON
~~Hadley, Massachusetts 01035~~
~~(413) 586-0646~~

EDUCATION

The Annenberg School of Communications. University of Pennsylvania, Philadelphia, Pennsylvania. Masters' thesis: "Perfecting the Imperfect: Aesthetics and Politics in Guerrilla Cinema." A case study of the Salvadorean film collective Radio Venceremos. Masters of Arts degree. 1986.

Muhlenberg College. Allentown, Pennsylvania. Majored in Communication Studies. Bachelor of Arts degree. 1983.

City of London Polytechnic. London, England. Year abroad as part of an exchange program. Studies in film theory and art criticism. 1982.

Universidad de Puerto Rico. Rio Piedras, Puerto Rico. Courses in statistics and mathematics. Summer 1981.

FILM EXPERIENCE

ZAGA FILMS, INC.	San Juan, Puerto Rico. Assistant producer. Responsibilities included the coordination and production of television commercials for local and national distribution. (Campaigns included: Banco de Ponce, Puerto Rico Telephone Company, Heineken Company and Puerto Rico's Tourism Department.) December 1986-June 1987.
"PAPISA JOANA"	3/4 video, 18 minutes. Assistant director. Video installation based on Lawrence Durell's novel "Pope Joan". Written and produced by Maria de M. O'Neill and Leticia Stella. Exhibited at Casa Candina Art Center, San Juan, Puerto Rico. November-December 1986.
"ILLUSIONARY THOUGHT"	35mm, 1hr.45min. Production assistant. Feature film produced and directed by choreographer Patrick Chu. New York City. September-October 1986.
"THE STAPLER"	16mm, 30 minutes. Assistant to the director. Documentary directed by Shari Robertson and produced by the Graduate Hospital of Philadelphia. This film examines the experiences of morbidly obese people who undergo surgical intervention as a weight reduction method. Philadelphia. November,1985.

FILM EXPERIENCE (cont.)

"A COMMUNICATION" 16mm, 15 minutes. Assistant to the producer. A recruiting film for the graduate program at The Annenberg School of Communications. Philadelphia. June-July 1985.

"ALL ABOUT APPLES" 16mm, 17 minutes. Director and producer. A student film which explores the artistic inclinations of a young Philadelphian artist attending art school and a six year-old girl. Philadelphia. Spring 1984.

RELATED EXPERIENCE

Assistant in "Breath-Taken:Personal Accounts of Asbestos Exposure", a mixed-media documentary project about people whose lives have been affected by exposure to asbestos. Responsible for conducting broadcast quality interviews. April-October 1986.

Session coordinator at the Fifth Visual Communications Conference. The Annenberg School of Communications. Philadelphia. May 1985.

Researcher at the Sixth International Film Festival of the New Latin American Cinema. Havana, Cuba. Research included interviews with Latin American filmmakers, producers and distributors regarding aesthetics, modes of production and modes of distribution. December 1984.

Producer and announcer of "Concepto Latino". A weekly radio program aimed at the Latino community of the Lehigh Valley which included music, news and interviews. Allentown, Pennsylvania. 1980-1983. (WMUH FM)

Announcer and assistant to the programmer of "Sobremesa al Mediodia", daily radio program featuring classical music. Hato Rey, Puerto Rico. Summer, 1981. (WRTU FM)

TEACHING EXPERIENCE

Teacher's assistant to Professor Amos Vogel. University of Pennsylvania. Course: "Manipulation and Ideology in Film". Duties included: lectures once a week, produce and grade students' exams and papers. Spring semester 1986.

Teacher's assistant to Professor Amos Vogel. University of Pennsylvania. Course: "Sources of Modern Cinema". Duties included: three lectures per week, slides and film presentations, produce and grade students' exams and papers. Fall 1984 thru Fall 1985.

RESEARCH PAPERS

"Cocolos, Rockeros and Rocolos: Music Consumption as Communication." A comparison ot three different groups of music consumers in Puerto Rico. 1985.

"Revolutionary Filmmaking in Context: A Comparative Study of Cuban, Nicaraguan and Salvadorean Cinema." 1985.

"The Viewers' Acquisition of Aesthetic Appreciation in Mixed-Media Photography." An examination of the audience's symbolic competence in aesthetic appreciation through the analysis of two photographic exhibitions presented at the Pennsylvania Academy of Fine Arts, Philadelphia. 1984.

"Behavior Patterns of Movie Audiences in Commercial Theaters and Cinematheques." (Bachelors of Arts thesis.) A pilot study which examines the patterns and differences among two groups of audiences in the Lehigh Valley area. 1983.

PERSONAL

Born in San Juan, Puerto Rico. August 8, 1961.
Bilingual.
Computer literate.
References available upon request.

CAROL L. GOSS GARLAND

562 Main Street
Watertown, MA 02172
617 / 926-6639

Studio
23 Hawthorn Street
Roslindale, MA

EDUCATION

1976 — Bachelor of Fine Arts (HONORS) Major: Textiles/Crafts — MASS COLLEGE OF ART, Boston, MA

EXPERIENCE

1974 — Mass. College of Art Natural Fiber Workshop
Instructor for fiber students.

1974-1975 — Mass. College of Art Fibers Department
Work Study Student under Marilyn Pappas and Napoleon Henderson.

1970-1975 — Cambridge Montessori School, Cambridge, MA
Instructor: Introduction to Weaving I.
Handmade loom and fabric dyeing.

1975 — Rhode Island School of Design
Slide and film presentation in natural fibers and fiber-related works.

1975 — Haystack School for Crafts
Teaching Assistant with Fern Jacobs, basketry technique.

1976 — Mass. College of Art Fibers Department
Marilyn Pappas' assistant on large cloth wall hanging.

1978-1987 — Garland Fine Arts Delivery, Watertown, MA
Owner/Operator of this firm specializing in the transportation of fine arts, decorative arts, antique furniture and architecture for museums, galleries, auction houses, private collectors, and historical societies on the East Coast and, in particular, the Boston and New York City areas.

WORKSHOPS

1976 — Rhode Island School of Design
A two-day, natural fiber basket workshop, to include lecture and slide examples.

1977 — Peabody Museum, Harvard University
Basketry Workshop slide presentation.

1979 — Rhode Island School of Design
Visiting Artist, lecture and slide presentation.

1979 — Mass. College of Art
Visiting Artist, lecture, slide presentation, and Basketry Workshop (2 days).

1982 — Institute of Contemporary Art, Boston, MA
Lecture and slide presentation.

PUBLIC EXHIBITION OF WORK

Fiber Works	Boston City Hall Boston, MA Juried show	August 1975
Fibers Show	Newton Public Library Newton, MA Invitational Show	October 1975
Crafts National 75	Marietta College Marietta, OH Juried Show	November 1975
Faculty-Student Exhibition	Mass. College of Art Boston, MA Juried Show	April 1975
"5" Artists	Boston Visual Artists Union Boston, MA Juried Show	February 1976
Faculty-Student Exhibition	Mass. College of Art Boston, MA Juried Show	May 1976
The 2nd International Exhibition of Miniature Textiles	British Craft Center London, England Juried Show	July-August 1976
The North American Baskets 1970-1976	Worcester Craft Center Worcester, MA Invitational Show	October 1976
Grass - A Medium for Art and Architecture	Los Angeles County Museum of Art	October 1976 - February 1978
	Museum of Contemporary Crafts New York, NY	October 1976 - February 1978
	Renwick Gallery Smithsonian Institute Washington, D.C.	
Baskets as a Container	Florence Duhl Gallery New York, NY Invitational	April 1977
	Hadler Galleries New York, NY Invitational	July - September 1977

PUBLIC EXHIBITION OF WORK (Cont'd)

Basket Show	Meyer-Breiss-Weiss Gallery San Francisco, CA Invitational	March-April 1978
The Basket-Makers Art	The Elements Greenwich, CT Invitational	September 1978
Fiber By-4	Tufts University Medford, MA Invitational Show	1979
"Combinations"	Danforth Museum Worcester, MA Juried Show Honorable Mention	1980-1981
"Basketry Traditions" in New Form	Institute of Contemporary Art Boston, MA	1982-1983
	Cooper Hewitt Museum New York, NY	
	Greenville County Museum of Art Greenville, SC	

AWARDS

1974-1975 1975-1976	Board of Higher Education Scholarship Mass. College of Art
1975	Mass. College of Art Scholarship Award for outstanding achievement in Crafts Department
1975	Haystack School for Crafts Teaching Assistantship (Summer)

GRANTS

1978-1979	National Endowment for the Arts Fibers

PUBLIC COLLECTIONS

Florence Duhl Gallery
New York, NY

Australian Craft Council
Australia

PUBLICATIONS

1976	Craft Horizons work pictured, center section
1977	Boston Globe A Gathering of Baskets (work pictured)
1978	Cultural Post Feature and photographs of work
1979	Creating Baskets with Natural Materials by Dona Meilach (work pictured)

AFFILIATIONS

- Member, Society for the Preservation of New England Antiquities.
- Member, Archives of American Art, Smithsonian Institute.
- Member, Institute of Contemporary Art.
- Member, Boston Museum of Fine Arts.
- Member, DeCordova Museum.
- Member, American Craft Council.

ARTICLES OF ORGANIZATION

MISSION HILL ARTIST HOUSING CORPORATION

FORM CD 150 Rev. 4-84 20M-809221

The Commonwealth of Massachusetts

Office of the Secretary of State
One Ashburton Place, Boston, MA 02108
Michael Joseph Connolly, Secretary

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME	RESIDENCE
Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.	
Thomas R. White	c/o Brown, Rudnick, Freed & Gesmer One Financial Center Boston, MA 02111

phone # 330-4500

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:

Mission Hill Artist Housing Corporation

88 045083

Fee $35.00

2. The purposes for which the corporation is formed is as follows:

a) for civic, educational, charitable and benevolent purposes, and in particular to advance the arts by developing and funding studios for artists; and

b) to engage in any business permitted by the laws of the Commonwealth of Massachusetts to a corporation organized under Chapter 180 of the laws of the Commonwealth of Massachusetts.

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8½ x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be set forth on a single sheet so long as each article requiring each such addition is clearly indicated.

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

Such categories of membership as the board of directors may from time to time establish.

4. Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

See Article 4 attached hereto and incorporated herein by reference.

2 Where are no provisions state "None".

ARTICLES OF ORGANIZATION
Continuation Page

ARTICLE 4

The other lawful provisions for the conduct and regulation of business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining or regulating the powers of the corporation, or of its directors or members, or any class of members, are set forth in this Article 4.

a. Additional Powers. The corporation shall have the following powers in furtherance of its corporate purposes:

(1) The corporation may purchase, receive, take by grant, gift, devise, bequest or otherwise, lease, or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated, in an unlimited amount.

(2) The corporation may sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, encumber or create a security interest in, all or any of its property, or any interest therein, wherever situated.

(3) The corporation may purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer, or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental, or other activities.

(4) The corporation may make contracts, give guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property or any interest therein, wherever situated.

(5) The corporation may lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(6) The corporation may do business, carry on its operations, and have offices and exercise the powers granted by Chap-

ter 180 of the Massachusetts General Laws, as now in force or as hereafter amended, in any jurisdiction within or without the United States.

(7) The corporation may pay pensions, establish and carry out pension, profit-sharing, share bonus, share purchase, share option, savings, thrift and other retirement, incentive and benefit plans, trusts and provisions for any or all of its directors, officers and employees of any corporation, fifty per cent or more of the shares of which outstanding and entitled to vote on the election of directors are owned, directly or indirectly, by it.

(8) The corporation may participate as a subscriber in the exchanging of insurance contracts specified in Section 94B of Chapter 175 of the Massachusetts General Laws.

(9) The corporation may be an incorporator of other corporations of any type or kind.

(10) The corporation may be a general or limited partner in any business enterprise which it would have power to conduct by itself.

(11) The corporation may solicit and receive contributions from any and all sources and may receive and hold, in trust or otherwise, funds received by gift or bequest.

(12) The corporation may have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is formed; provided that no such power shall be exercised in a manner inconsistent with Chapter 180 of the Massachusetts General Laws.

b. By-Laws. The By-laws may provide that the directors may make, amend or repeal the By-laws in whole or in part, except with respect to any provision thereof which by law or the By-laws requires action by the members.

c. Indemnification. The By-laws may provide for the indemnification of directors, officers, employees and agents, by whomever elected or appointed, to the full extent permitted by law.

d. Transactions with Interested Persons. The By-laws may contain provisions providing that no contract or transaction of the corporation shall be void or voidable by reason of the fact that any officer, director or members of the corporation may have held an interest therein.

e. Meetings. Meetings of the members of the corporation may be held anywhere in the United States.

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.

6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date, (not more than 30 days after date of filing).

7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

a. The post office address of the initial principal office of the corporation in Massachusetts is:

7 Cazenove St., Boston, MA 02114

b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	James Kennedy	1126 Boylston St. Boston, MA 02215	7 Cazenove St. Boston, MA 02116
Treasurer:	Merrill Brater	484 Columbus Ave. Boston, MA 02118	Same as above
Clerk:	Gail MacLachlan	39 A Prescott St. Somerville, MA 02143	Same as above
V. Pres:	William Ravens	551 E. 6th St. Boston, MA 02127	Same as above

Directors: (or officers having the powers of directors)

James Kennedy	Same as above	Same as above
Merrill Brater	Same as above	Same as above
Gail MacLachlan	Same as above	Same as above
William Ravens	Same as above	Same as above

c. The date initially adopted on which the corporation's fiscal year ends is:

December 31

d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

2nd - Sunday - April

e. The name and business address of the resident agent, if any, of the corporation is:

N/A

IN WITNESS WHEREOF, and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this 12th day of February, 1988

I/We the below signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years; I/We do hereby further certify that to the best of my/our knowledge the above named principal officers have not been similarly convicted. If so convicted, explain.

Thomas R. White

.....

.....

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

FEB 12 PM 12:

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of $30.00 having been paid, said articles are deemed to have been filed with me this 12th day of February 1987.

Effective date

MICHAEL JOSEPH CONNOLLY
Secretary of State

TO BE FILLED IN BY CORPORATION
PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT

TO: -Thomas R. White, Paralegal
Brown, Rudnick, Freed & Gesmer
One Financial Center
Boston, MA 02111
Telephone (617) 330-9000

Filing Fee $30.00

Copy Mailed

SUPPORTIVE DOCUMENTS

HOUSING POLICY STATEMENT

The City of Boston's housing policies address the standards set by Executive Order 215. The City of Boston has aggressively pursued the development of new housing. The Flynn Administration's housing policies specifically give priority and pragmatic support to develop housing affordable to low and moderate income households. The City has encouraged and directly assisted affordable housing developments in neighborhoods which span the ethnic and racial diversity of the City including Roxbury, South Boston, Dorchester, East Boston, Charlestown, the South End, the Fenway, and Allston-Brighton. The Massachusetts Commission Against Discrimination (MCAD) recently approved Boston's Fair Housing Plan.

The following pages summarize the City's housing policies and details its accomplishments in developing affordable housing accessible to all residents.

January 20, 1987

Dear Friend:

I am pleased to send you a draft copy of Breaking Ground: A Report on Boston Housing Policy and Performance.

The report summarizes three years of hard work to expand and protect the supply of housing in Boston. During this period, we have worked closely with private lenders and developers, non-profit organizations, neighborhood and advocacy groups, and the state government. All deserve credit for the accomplishments reported in Breaking Ground. I am particularly proud of a number of major achievements:

- 3715 housing starts in 1986 -- more than double the annual rate during the previous five years.
- Three quarters of the housing units built on City-owned property targetted for low- and moderate-income residents.
- Significant progress in restoring vacant BHA units and bringing occupied units up to the code standards.
- Unprecedented protections for renters from skyrocketing rents and displacement from condominium conversions.
- A dramatic increase in emergency and transitional housing for the homeless.

Many long-awaited projects -- Tent City, Columbia Point, the "infill" buildings, the Lahey Clinic site, renovation of surplus schools -- broke ground or made substantial progress after years of inaction.

The Boston Housing Partnership -- a consortium of business leaders, government officials, and CDCs -- has already renovated virtually all of the 700 vacant and substandard apartments in its first phase. The BHP has become a national model of an innovative public-private-community partnership.

We have also expanded the "linkage" program and developed an exciting "inclusionary zoning" proposal.

We are proud of our efforts to establish and carry out our housing priorities. But we also recognize that Boston lacks the resources to meet the housing needs of all its residents. That is why we have worked closely with the Dukakis Administration and the State Legislature to expand resources for affordable housing.

Breaking Ground also points out, however, that neither the City nor the State can fill the huge gap left by the Federal government's withdrawal from its commitment to provide affordable housing. Federal housing assistance declined from $33 billion in 1981 to under $10 billion in 1986. Breaking Ground calls for a renewed federal-state-city partnership, with specific program and policy recommendations. I have been working closely with the Massachusetts Congressional delegation, as well as housing advocates and housing developers, to promote this agenda.

We are in the midst of an unprecedented economic boom. It is my goal to make sure that all Boston residents share in the City's prosperity.

I welcome your comments on Breaking Ground and look forward to working with you toward our common goal of providing decent affordable housing for every Boston resident.

Sincerely,

Raymond L. Flynn

Raymond L. Flynn
Mayor

enclosure

BREAKING GROUND:
A REPORT ON BOSTON HOUSING POLICY AND PERFORMANCE

Mayor Raymond L. Flynn

January 1987

EXECUTIVE SUMMARY

Breaking Ground is an evaluation of the Flynn Administration's performance in the area of housing. Mayor Flynn set clear priorities--to expand and protect Boston's housing supply. This report seeks to evaluate the Administration's performance in implementing these priorities through its policies and programs.

I. INTRODUCTION

A. Summary of Boston's Housing Market

- 250,000 housing units; 70 percent renter-occupied.
- 17.3 percent of Boston's housing units are subsidized.
- Average single-family home price in Boston rose from $57,000 in 1983 to $112,000 in 1985; in metro area, from $82,600 to $134,200; it is $164,600 in 1986.
- Advertised rents rose dramatically; two-bedroom apartment rents increased from $515/month in 1982 to $863 in 1985 -- a 25 percent annual increase.
- Waiting list for BHA rose from 6,783 in November 1982 to 12,600 in June 1986.
- Approximately 3,000 homeless persons in shelters and public places.

B. Key Causes of Boston's Housing Crisis

- Economic and jobs growth led to population increase from 563,000 in 1980 to 621,000 in 1985, increasing pressure on housing supply; reverses three-decade decline.
- Lag in housing production to accomodate population and household changes. Number of overall housing units increased from 239,000 in 1960 to only 241,000 in 1980. Since 1980, housing production did not keep pace with increased demand.

- o Federal cutbacks for housing assistance, from $33 billion in 1981 to under $10 billion in 1986. City's federal CDBG funds declined from $26 million in 1980 to $19 million in 1986 -- a 49 percent loss of buying power.

- o Regional disparities within Boston metropolitan area in expanding housing, particularly for low- and moderate-income persons. Boston has one-fifth of the metro area population, but 42 percent of its poor, 40 percent of its subsidized housing, and 38 percent of its multi-family housing.

C. Major Housing Priorities of Flynn Administration

- o Expand overall supply of housing through new construction, rehabilitation of vacant buildings, and reuse of non-residential buildings.

- o Expand supply of affordable housing through the disposition of City-owned property and the inclusion of affordable housing within private market-rate developments.

- o Begin to eliminate vacancies in BHA units through rehabilitation and improve maintenance and code compliance in existing BHA developments.

- o Increase housing and other services for Boston's homeless population -- emergency shelter, transitional housing, and permanent housing.

- o Protect existing supply of affordable housing for renters and homeowners.

D. Tools for Implementing Housing Priorities

- o Expanded resources through partnerships with State government and private sector.

- o Zoning changes such as linkage, inclusionary zoning, and neighborhood "interim" zoning districts.

- o Expedited process for reviewing housing proposals and obtaining housing permits.

- o Faster disposition of City-owned property to responsible individuals, non-profit groups, and other development entities.

- o Strengthened protections for renters against rent increases and condominium conversion and better enforcement of tenant protection laws.

- o Reorganization and improved coordination of City agencies involved in housing development.

II. A RECORD YEAR FOR NEW HOUSING PRODUCTION

A. In 1986, the City granted permits for 3,715 new housing units

- o 2,401 in private developments

- o 1,014 in City-owned property.

- o 28.5 percent are affordable for low- and moderate-income residents.

- o 78.2 percent of the units on City-owned property are affordable to low- and moderate-income residents; 1.3 percent of the units in private developments are affordable to low- and moderate-income residents.

B. The 1986 "housing starts" figure is double the annual rate from 1980-85

C. The breakdown of the 3,715 units includes:

- o 2,470 units of new construction (65.5 percent).

- o 639 units of rehab in vacant buildings (17.3 percent)

- o 318 units of rehab of vacant BHA units (8.6 percent)

- o 288 units added to existing residential buildings (7.8 percent).

D. Key factors in reaching 3,715 level

- o Boston's strong economy, neighborhood stability, and improved neighborhood physical condition (City's capital plan).

- o Increased competence and cooperation among City agencies, particularly ISD, PFD, and BRA.

- o Disposition of City-owned land and buildings for housing development.

- o New development entities, including a growing number of non-profit groups and minority developers, involved in Boston housing market.

- o Partnership with State government in expanding resources for housing as well as effective use of scarce federal funds (CDBG, UDAGs, etc.).

III. RECLAIMING ABANDONED PROPERTY

A. New policies for the disposition of City-owned land and buildings

- o Elimination of the auction system.

- o Emphasis on affordable housing; resale controls.

- o Approximately 75 percent of housing units on City-owned property is targeted for low- and moderate-income residents.

B. Long-delayed projects are now underway or completed, e.g.

- o Tent City

- o Infill buildings

- o Lahey Clinic site

- o Columbia Point

- o Renovation of surplus school buildings (e.g. Roslindale H.S., Jamaica Plain H.S.)

C. City conducted the first inventory of vacant buildings in 1984. It is currently being updated.

- o Approximately 900 vacant buildings.

- o Only 10 percent were City-owned; all except five or six have been rehabbed or designated for development.

- o Slightly more than one-half are privately-owned with delinquent taxes. These have now all been petitioned for foreclosure.

- o The remainder are privately-owned and owe no back taxes.

D. Through the coordination of the Property Disposition Committee, the City expedited the foreclosure and rehab of vacant buildings.

- o Top priority for foreclosure of vacant buildings over other tax-delinquent properties.

- o Legislation passed in State legislature, sponsored by Flynn Administration, to reduce the time required to foreclosure on vacant buildings.

- o Legislation passed in State legislature, sponsored by Flynn Administration, to give Boston authority to grant tax abatements to encourage rehab of vacant buildings.

E. Boston Housing Partnership

- o Successful Phase One -- rehab of 700 apartments by 10 CDCs.

- o Small building program targeted to 160 buildings.

- o Phase Two -- rehab of 1000 HUD-foreclosed apartments (the "Granite Properties").

IV. HOUSING THE POOR

A. A Growing National Problem

- o Increased poverty in the U.S. has put increasing pressure on local government to cope with the housing problems of the poor.

- o As chair of the Task Force on Hunger and Homelessness of the U.S. Conference of Mayors, Mayor Flynn released in December 1986 a 25-city survey revealing growing demand for emergency shelter and food.

- o Major causes of these problems include federal cuts for housing assistance, job training, unemployment benefits, and food stamps as well as the failure to implement the policy of "deinstitutionalization" of the mentally ill.

- o Mayor Flynn worked closely with housing advocates to initiate a "right to housing" amendment to the State Constitution. This campaign will be extended in 1987.

B. Boston Housing Authority

- o Approximately 10 percent of Boston residents live in BHA's 69 developments.

- o Management of the BHA was returned to the City of Boston in 1985 after five years of court-ordered Receivership.

- o Since then, vacant BHA units have been reduced from 2,609 to 2,130, from 17.5% to 14.2%.

- o In August 1986, Mayor Flynn announced a five year plan to reach full occupancy in BHA developments with specific target goals.

- o The BHA has begun a concerted campaign to correct all code violations. Since August 1985, the number of units complying with State standards has increased from 47 percent to 68 percent.

- o With the code compliance campaign only half-way completed, 13 family developments and all elderly developments now meet the State's rigorous standards.

C. Serving the Homeless

- o The City has spent almost $6 million to assist the homeless, from emergency shelter to health care services.

- o The number of emergency shelter beds in Boston has increased by 56 percent since 1983 -- from 972 to 1512 today.

- o By the end of 1987, the number of shelter beds will have more than doubled (117 percent) over four years to 2,113.

- o The growth of shelter beds has been accomplished in several ways, including:

    - o Disposition of City-owned property for non-profit shelters.

    - o Expansion of the City's own shelter at Long Island from 100 to 410 beds in three years.

    - o City financial assistance to non-profit shelters.

V. <u>PROTECTING AFFORDABLE HOUSING</u>

A. Renters in private housing

- o Stronger protections for tenants against condo conversion and rent increases.

- The City awarded Boston Aging Concerns a grant to provide lodging house owners management assistance.

- The City has targeted rent subsidies to lodging house tenants.

- The City has initiated the development of several new lodging houses.

E. Fair Housing

- New Fair Housing and Employment Plan governing City agencies seek equal access for all housing.

- The City awarded grants to six community-based organizations to provide fair housing counseling and referral services.

- The Fair Housing Commission was awarded a grant from HUD to expand its outreach.

- In 1986 the Commission handled nearly 2,000 public inquiries, counseled hundreds of residents, and investigated close to 100 complaints of alleged housing discrimination.

VI. THE CHALLENGES AHEAD: CITY-STATE-FEDERAL PARTNERSHIP

A. City

- Strengthen the network of non-profit development groups to develop and manage affordable housing.

- Continue to increase production and protections.

- Enactment of inclusionary zoning.

B. State

- Establish "right to housing" amendment.

- Expand resources for affordable housing, includuing funds for cooperative housing.

- Expand affordable housing in suburban communities.

C. Federal

- Create National Housing Partnership Act to promote community-based development of affordable housing.

- o Slowdown in conversion of apartments to investor-owned condos (prior to tax law changes) as a result of new City ordinance.

- o Greater "bargaining power" for renters in purchasing condominiums or cooperatives.

- o Passage of Home Rule legislation for City to strengthen protections regulating condo conversions.

B. Renters in HUD-financed housing

- o Successful effort to stop HUD from auctioning its distressed buildings to the highest bidders.

- o Approximately 1,000 HUD-owend apartments will be sold to and rehabilitated by CDCs through the Boston Housing Partnership -- the so-called "Granite Properties".

- o 73 low-income HUD apartments in the South End (West Concord Apartments) will be sold to the BHA instead of auctioned to highest bidder.

- o Tenants in 565 apartments in two developments -- Roxse Homes and Academy Homes -- are working with the City to protect against displacement following a sale to absentee-owners from California. BRA initiated legal action to halt the sale.

C. Protecting Homeowners and Small Landlords

- o City initiated a Homeowner Services program to help homeowners repair their properties -- 797 homeowners and 1,462 units in three years.

- o Senior Home Repair Program works with neighborhood- based organizations to assist elderly homeowners to make repairs.

- o "Weatherize Boston" initiated a pilot program to provide low-interest loans to help owners save on energy costs.

- o An Invester-owner program helps small landlords improve property management and make needed repairs.

D. Protecting Lodging Houses

- o Elderly Affairs Commission conducted a study of lodging houses, Rooms for Rent, published in May 1985.

- Preserve subsidies in existing HUD-financed developments.
- Expand housing, food, and social service programs for the homeless.

OFFICE OF THE ARTS AND HUMANITIES:

VISUAL ARTISTS' LIVE/WORK SPACE ZONING AMENDMENT PROPOSAL

CULTURAL FACILITIES DEVELOPMENT

OFFICE OF THE ARTS AND HUMANITIES

BOSTON ART COMMISSION
Boston City Hall — Room 803
Boston, Massachusetts 02201
617-725-3245

RAYMOND L. FLYNN
MAYOR

BRUCE P. ROSSLEY
COMMISSIONER

SUMMARY: Visual Artists' Live/work Space Zoning Amendment Proposal

The concept of designing a zoning provision that would acknowledge the unique living and working needs of visual artists has been discussed in Boston since 1976. Since the early 1970's, many U. S. cities -- including New York, Los Angeles, San Francisco, San Diego, Seattle, Minneapolis, and Dallas -- have adopted zoning ordinances with the purposes of preserving existing artists' live/work space stock and encouraging the creation of new live/work units.

Over the past two years, the Boston Office of the Arts and Humanities, with the generous support of the National Endowment for the Arts and the Massachusetts Council on the Arts and Humanities, has worked with many of the City's visual artists, business and community leaders, and public agencies, to develop an approach to the problem posed by the estimated 3,200 artists, and their families, unlawfully residing in their commercially and industrially zoned studio units. In August of 1987, OAH undertook formal discussions with BRA staff on the concept of permitting visual artists to live where they work in commercial and industrial districts. After one and one half years of research and development, and more than one hundred and fifty meetings, the Office of the Arts and Humanities and the Artists Foundation introduced this proposal to amend the Boston Zoning Code to the public-at-large at four open meetings, occurring at various locations throughout Boston, in March of 1988. During the thirty-day comment period following these public meetings, OAH was impressed by the overwhelmingly positive response the proposed amendment received.

In brief, the attached proposal would allow visual artists to live where they work; would limit the residential use to thirty percent of the unit's total square footage; would establish a 1,000 square foot minimum; and would make artists' live/work space an allowed use in commercial and industrial zones.

As are other low-income households, visual artists are experiencing a space crisis in Boston. Eighty percent of Boston's 7,000 visual artists earn less than $20,000 per year. Because many artists are low-income, they often live in conditions that are substandard and they are frequently confronted with displacement to make way for higher income households. The statistics outline the the dire plight in which Boston's visual artists find themselves; they do not, however, highlight the emotional trauma accompanying periodic displacement from one's home and place of work simultaneously. Nor do the statistics illustrate the substandard conditions in which many artists and their families are compelled to live.

The role of visual artists in the housing market is quite different from that of other low-income Bostonians. First, artists' housing needs are different: because artists can rarely afford to rent two spaces, many visual artists live where they work, with more than three-fourths of the artists living in their Boston studios doing so illegally. Since the costs are relatively low and the buildings are amenable to art uses (possessing high ceilings, freight elevators, good fenestration and load bearing capacity, and large, undivided, well ventilated rooms), artists often live and work in industrial and commercial buildings.

Second, visual artists historically move to areas considered undesirable by most other people, make those areas residentially attractive, and ultimately find themselves displaced. This pattern is very evident in the South End where visual artists were among the first to inhabit an abandoned, light manufacturing area that has evolved into a lively neighborhood. Landlords -- who frequently consider artists to be transitional tenants willing to live and work in marginal areas -- are finding that their now fashionable properties can be rented or sold at prices that are not affordable by most artists.

Third, it is a tremendous hardship for visual artists to relocate. Artists invest a great deal of time and money in installing their studios, and the equipment they need to create their art is often difficult and expensive to move. Further, it is extremely difficult for artists, once displaced, to locate comparable space in Boston.

And fourth, a large majority of Boston's visual artists live and work in areas where residential use is not permitted. Because these artists have commercial leases, some landlords have claimed that they are not required to adhere to residential occupancy standards, leaving artists and their families without basic human necessities -- such as heat on winter evenings and weekends. The artist/tenants are frequently reluctant to call upon the authorities to enforce the local codes for fear that they could face eviction. Further, many visual artists are reluctant to exercise their right to vote out of fear that registration could expose their illegal tenancy.

Clearly, Boston's visual artists are a major contributing factor in our City's growing reputation as a vital and unique center of American culture. This zoning amendment proposal would serve to stablilize the currently precarious living and working environments for our City's visual artists, and should be viewed in the context of further research OAH is performing with respect to potential building code modifications and financing initiatives.

PROGRAM 2. FACILITIES DEVELOPMENT

MAURA GILES, MANAGER

ACCOUNT # 011-503-0503-AH02

PROGRAM MISSION

The mission of the Facilities Development Program is to stimulate development and encourage preservation of theaters, studio and rehearsal space, concert halls, exhibits, and other cultural facilities throughout Boston. This program also provides research and technical assistance for artists, humanists, and cultural organizations undertaking facilities development.

PROGRAM OBJECTIVES	PROGRAM CRITERIA	FY89 PROMISED LEVEL OF SERVICE
1 To provide technical assistance in, and encourage the development of, cultural facilities (in conjunction with the BRA).	a Projects assisted in the Midtown Cultural District.	9 projects.
	b Facilities on-line in the Midtown Cultural District.	4 facilities.
2 To undertake research to develop a neighborhood-by-neighborhood cultural plan for the City of Boston.	a Proposals developed and submitted to fund cultural plan.	2 proposals.
	b Neighborhood cultural plans developed.	4 plans.
3 To stimulate the preservation and development of live/work studios for visual artists in Boston.	a Artists assisted.	500 artists.
	b Studios preserved.	200 studios.
	c Studios developed.	75 studios.

LETTERS OF SUPPORT

CEDAC

August 12, 1988

Richard Dennis, Chairman
Zoning Board of Appeals
8th Floor
Boston City Hall
Boston Massachusetts 02201

RE: Mission Hill Artists' Housing Project

Dear Mr. Dennis:

19 Temple Place
Suite 200
Boston, MA
02111
(617)727-0506

This letter is written in support of the application on behalf of Mission Hill Artists Housing Corporation for a zoning variance to permit construction of artists' live-work studios on the site at 782 - 790 Parker Street, Mission Hill. As you may know, Community Economic Development Assistance Corporation (CEDAC) is a quasipublic corporation established by the state legislature to provide technical assistance to nonprofit providers of affordable housing. We have assisted the Mission Hill Artists' Housing Project by lending funds for use in paying the project architect, and expect to increase this commitment if the project continues to go forward. The funds we have made available to the project have, in turn been derived through a contract between CEDAC and the Massachusetts Council on the Arts and Humanities.

CEDAC has supported other artists' live-work studio projects, as a way to enhance and preserve cultural resources, and in recognition of the special needs of lower income artists. It is our experience that a project such as this one will make a positive contribution to a neighborhood, and that the residential aspects will outweigh the commercial with regard to the neighborhood impact. In addition, this judgement is strengthened by the sensitivity of the architectural approach to be taken.

If I can provide any other information regarding this project, please do not hesitate to contact me.

Sincerely,

Vincent F. O'Donnell
Director of Development

Artists

Eight Park Plaza
Boston, MA 02116
617 227-ARTS

August 4, 1988

Richard Dennis
Chairman
Zoning Board of Appeals
City Hall - 8th Floor
Boston, MA 02201

Dear Mr. Dennis:

I am writing in support of the conditional use permit and other minor dimensional variances that the Parker Street Mission Hill Artists Cooperative group has applied for.

The Artists Foundation was the originator of this project a number of years ago. In the best tradition of seeking community input, and in the constructive use of vacant land, the Foundation is proud of the artists that are carrying this project forward. They have worked hard to make this model project a reality. It is a model for other projects both locally and nationally to build original construction, affordable live/work space on vacant land.

The Boston Public Facilities Department has been working along with the artists and has been helpful with this worthy effort.

I request that the Zoning Board of Appeals approve the application for permit and variances.

Thank you for your consideration of this matter.

Yours Truly,

Ron P. Rothman
Executive Director

rpr/tj
cc: Richard Weisberg, President
Board of Trustees, Artists Foundation

Jero Nesson
ArtistSpace, Inc.

THE COMMONWEALTH OF MASSACHUSETTS COUNCIL ON THE

arts and humanities

also serving science museums and environmental institutions

90 BOYLSTON STREET 10TH FLOOR BOSTON MA 02116 617 727 3668

August 10, 1988

Mr. Richard Dennis, Chairman
Boston Zoning Board of Appeals
Boston City Hall
8th Floor
Boston, MA 02201

Re: Mission Hill Artists Housing Project

Dear Mr. Dennis:

I am writing to you in support of the zoning variance request of the Mission Hill Artist Housing Corporation. The Massachusetts Council on the Arts and Humanities is keenly aware of the studio space crisis facing Boston artists. As a result of Boston's real estate boom, thousands of artists in Boston are being displaced from their studios.

The Council has responded to this crisis by channeling significant amount of its resources to artists seeking to develop affordable, cooperatively-owned live/work space. In the case of the Mission Hill Artist Housing Project, the Council has provided key technical assistance and development loans. The project will not only provide affordable, live/work space for Boston's artists, but it also will be the nation's finest example of new construction of affordable live/work space.

The Mission HIll Artists Housing Project is an outstanding example of creative and appropriate urban design and enjoys overwhelming neighborhood support as well as the strong support of the City's Public Facilities Department. The project captures and strengthens the residential character of Parker Street. It will transform a vacant, unattractive city-owned lot and place it back on the City's tax rolls.

I urge you to support the variance request of the Mission Hill Artists Corporation and permit this outstanding project to move forward.

Thank you for your consideration.

Sincerely yours,

Anne Hawley

Anne Hawley

130 Fisher Ave.
Boston, Ma.
August 15, 1988

rec'd 8/16/88 C

Richard Dennis, Chairman
Zoning Board of Appeals
Boston City Hall, 8th Floor
Boston, Ma.

Dear Chairman Dennis:

I am writing to you to express my view on the Mission Hill Artists Housing Coop. In my opinion this group has made every effort to work with the community. The design they are proposing for Parker St. reflects the interchange they have established with neighborhood residents. It is architecturally well suited to its surroundings and will be a welcome addition to the Mission Hill neighborhood. For these reasons I urge the Board to grant them any variances they may need.

Yours,

June Howe

LITTLE BROTHERS OF SAINT FRANCIS

Fraternity of Peace and Love

B2C-1195
8-16-88

August 11, 1988

INSPECTIONAL SERVICES DEPT.
BOARD OF APPEALS
AUG 18 3 56 PM '88

Richard Dennis, Chairman
Zoning Board of Appeals
Room 804
Boston City Hall
Boston, Mass. 02110

Dear Mr. Dennis:

We will be unable to attend the public hearing regarding the Mission Hill Artists Housing Corporation on August 16, 1988.

We have been involved with neihgborhood meetings regarding this project for over two years and feel that the present group and their project are sincerely attempting to comply with a set of criteria insisted upon by the neighborhood: Construction in keeping with the residential character of the neighborhood, open view corridors, unobtrusive off-street parking, limited curb cuts, appropriate set-back, and preservation of the venerable Elm and as many existing trees as possible.

If the housing corporation abides by their agreed upon plans, we and the neighbors we have spoken to have no objection to your granting them a zoning variance.

Our primary concern is that the residential and family character of Mission Hill be preserved. We thank you for your cooperation.

sincerely yours,

Rev. Bro. James Curran L.B.S.F.

Rev. Brother James Curran, L.B.S.F.
on behalf of the community of the
Little Brothers of Saint Francis

789 Parker Street Mission Hill, Mass. 02120

RAYMOND L. FLYNN
MAYOR

BRUCE P. ROSSLEY
COMMISSIONER

OFFICE OF THE ARTS AND HUMANITIES

BOSTON ART COMMISSION
Boston City Hall — Room 803
Boston, Massachusetts 02201
617-725-3245

16 August 1988

Mr. Richard Dennis, Chairman
Zoning Board of Appeal
City of Boston

Dear Mr. Dennis and members of the Board:

The Mayor's Office of the Arts and Humanities has worked with the Mission Hill Artists' Housing Corporation for the last three years. The Real Property Department, the Boston Redevelopment Authority, and the Public Facilities Department have also been involved in the development of artists' live/work space on this site under the City's 747 Program.

This agency strongly supports the proposed variance to use a portion of each unit for artists' workspace, and related zoning relief at 776-796 Parker Street, Mission Hill.

We believe that this is an exemplary project that will benefit not only the Mission Hill community, but the entire City of Boston.

Sincerely,

Bruce P. Rossley
Commissioner

BPR:MG